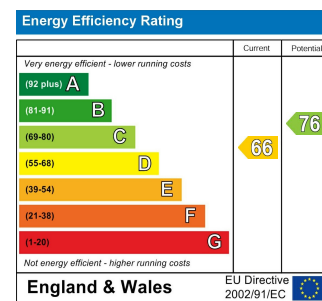




Total Area: 48.9 m² ... 526 ft² (excluding lean to)
All measurements are approximate and for display purposes only.



DAVIES LANE, LEYTONSTONE Offers In Excess Of £390,000 Share of Freehold

1 Bed Apartment - Conversion

- Features:**
- Large One Bedroom Period Conversion
 - Bright Bay Fronted Reception
 - Original Wood Flooring
 - Wood Burning Stove
 - Stylish Newly Fitted Eat-In Kitchen
 - Recently Redecorated Throughout
 - Modern Bathroom
 - Large Private Garden
 - Moments From Bushwood
 - Close to Leytonstone and Leytonstone High Rd Stns

Brimming with charm and vintage character, this generous one bedroom apartment sits on the ground floor of a substantial Victorian semi-detached just moments from Bushwood. Updated throughout, you have original features and a newly fitted kitchen.

Your garden's worth a special mention. It's an artfully landscaped mix of lawn and beds, running between high fencing and ending in a secluded raised timber deck. Barely overlooked, you have nothing but mature trees on the horizon.



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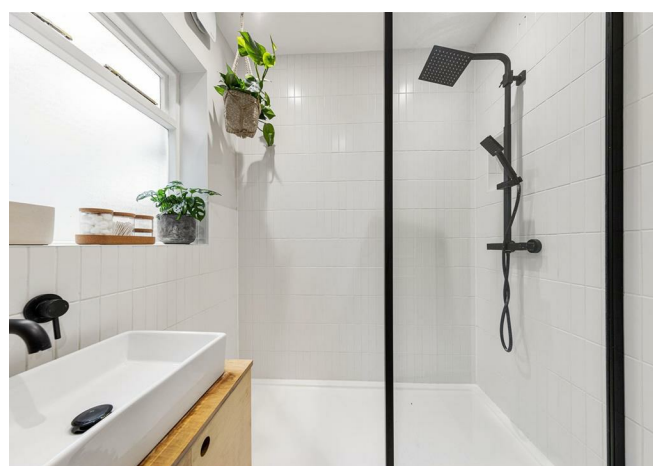
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IF YOU LIVED HERE...

You'll step directly inside for your 150 square foot front reception, with lovingly restored original timber floorboards running under high ceilings. Natural light streams in through the large bay window, walls are finished in soft forest green up to the classic cornicing and there's a wood burning stove in the hearth, keeping things cosy. Out in the corridor you have a welcome wealth of extra storage.

Those vintage timber boards give way to hardwearing cork flooring in your brand-new kitchen, contrasting with smoky grey cabinets home to a full suite of integrated appliances and topped with glossy white worktops. Chrome and jet-black fittings complete the aesthetic. From here you can step out into your handy covered lean-to (perfect for laundry) and on into that lovely garden. Back inside your bathroom's a boutique affair home to an oversized, walk in rainfall shower finished in onyx trim and matching fittings. Finally, your bedroom's a tranquil, substantial double.

As noted it's barely two minutes on foot to the ancient woodlands of Bushwood and the open greenery of Wanstead Flats starts just

at the end of your road, leading to Wanstead Park and Jubilee Pond. You can wander endlessly here, a favourite playground of Tudor Kings and Queens and still some of the wildest, wide open space for miles around. You'll forget you're in London, but connections to the capital are still superb, with Leytonstone tube station less than a half mile on foot for direct runs to the City and West End via the Central line. Liverpool Street is less than a half hour, door to door.

WHAT ELSE?

- Another handy transport option, Leytonstone High Road station is less than five minutes from your new front door, for the Gospel Oak to Barking Riverside line and a direct run to the River Thames.
- You have a fine choice of wineing and dining spots on your doorstep, including the stately Red Lion Public House, Hotel & Ballroom, the Fillybrook bar for in-house live music, Singburi for great Thai food and Homies On Donkeys for the best tacos this side of the Atlantic. All around a half mile from your new home.
- Good Shepherd Studios is just across the road, a much-loved local cultural hub with artist studios, community cinema, yoga classes and the Back To Ours Caf  (pictured) All just moments away.



A WORD FROM THE OWNER...

"We have loved making Davies Lane our first home. It's a lovely place with friendly community vibes and neighbours. On the road you have the amazing 'Back to Ours' coffee shop which serves delicious coffees and pastries, perfect for that post Park Run pick me up which is just at the end of the road on Wanstead Flats. There's also a weekly free outdoor fitness class every Wednesday evening on Wanstead Flats. Wanstead Flats stretches out into the beautiful Wanstead Park. I still remember accidentally running through the forest here one morning to discover it covered in bluebells. We got our first dog at Davies Lane, and made so many friends on the Flats where we meet up most mornings before coming home to work. We have loved living in this flat. It has a gorgeous huge garden in which we designed and built a terrace, perfect to watch the Parakeets coming back to roost at sunset. The flat is perfectly located, 7 minutes walk to Leyton tube and 4 minutes walk to Leytonstone High Road station. The Continental Food Exchange (Leytonstone's answer to Whole Foods) is at the end of the road which is amazing for buying fresh veggies, delicious olives and fresh Turkish pastries. They have even a new coffee shop inside. Under the arches you can grab a beer or wine at the Mammoth Tap Room. And then just on the High Street more great food options with the famous Singburi, if you can get a booking! Homies on Donkeys just up the road for a close second delicious Mexican. But for us it's time to grow. We hope this proves to be a great flat for it's next owner."

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Reception
12'9" x 11'9"

Kitchen
11'2" x 9'8"

Bedroom
13'8" x 10'4"

Garden
45'11"

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