

Reception room  
15'8" x 14'5"

Bedroom  
12'1" x 12'1"

Hallway  
21'7" x 9'10"

Bathroom  
6'6" x 6'2"

Kitchen/Diner  
18'4" x 9'10"

Bedroom  
15'8" x 12'9"

Eaves Storage  
20'11" x 4'3"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## LEA BRIDGE ROAD, LEYTON

Offers In Excess Of £375,000 Leasehold  
2 Bed Apartment - Conversion



### Features:

- First Floor Apartment
- Two Large Double Bedrooms
- Private Front Door
- Kitchen Diner
- Easy Access to Jubilee Park
- Short walk to Leyton Midland Road Station
- Split Level
- Chain-free

A spacious, two bedroom, split level, end terrace apartment, generously proportioned throughout. Close to the wide open greenery of Leyton Jubilee Park, you also have a wide range of leisure and dining opportunities right on your doorstep

Walthamstow Central station is within walking distance, giving access to the Victoria line and into Kings Cross within 20 minutes.

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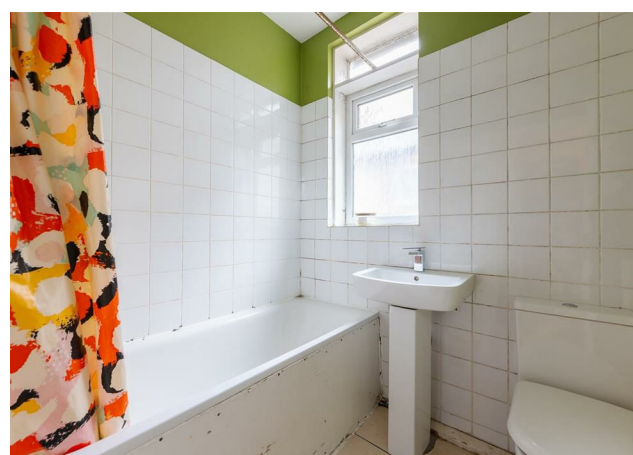
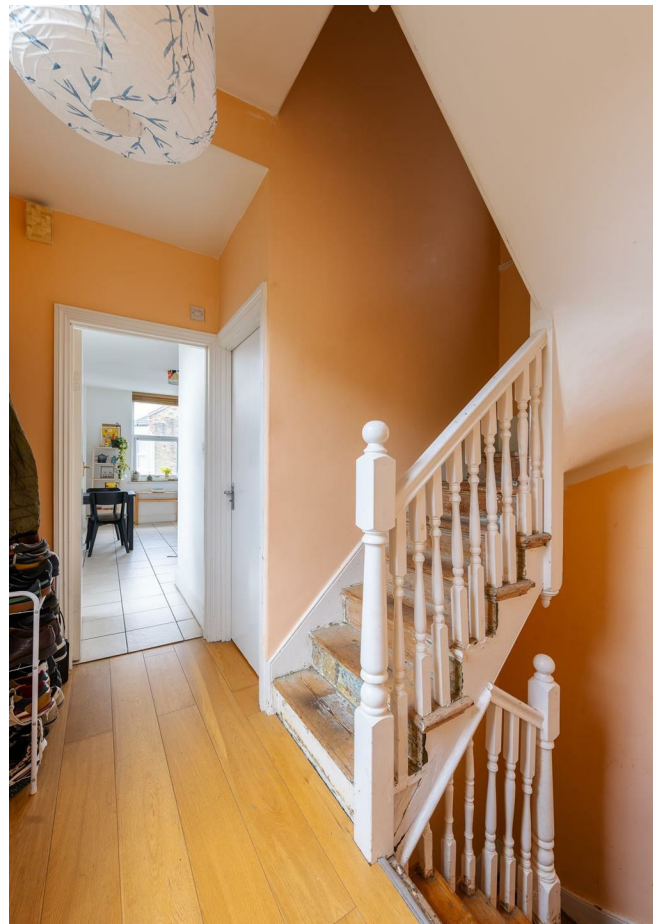
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**IF YOU LIVED HERE...**

Step through your welcoming bright orange dedicated front door and head for your vast, 220 square foot reception room, dual aspect and bright between a bay window and secondary side window and featuring an ornate ceiling rose giving a nod to the original period charm of this clever conversion. Smooth, blonde hardwood flooring runs underfoot. Next door you'll find the first of your generous double bedrooms, with some handy built in storage, and then a sizeable bathroom with a full white suite and shower over the tub.

At the rear of your first floor is a well appointed dine-in kitchen, featuring classic white splashbacks and a wealth of white cabinetry with chrome fixtures and fittings. Head upstairs to the second floor and your serene, sage green, 200 square foot dual aspect principal bedroom. The large window has rooftop views, there's a vintage feature fireplace and, just across the landing, you have a further eighty five square feet of storage space in the eaves.

Just down the road you'll find Bromley's Cafe, a bustling family run cafe and, if you wander a little further you'll arrive at your new local William The Fourth. Showcasing local ales and running regular quiz, record and karaoke nights,

this friendly gastropub also serves up hearty traditional eats. For something a bit different, head down to Patchworks, on Church Road. This creative community centre hosts regular makers markets, pop up food events and has a great little cafe bar of its own.

**WHAT ELSE?**

- Right next to Leyton Midland Road station, sits a special trio of independent restaurants and taprooms Burnt Smokehouse, Bamboo-Mat and Gravity Well Taproom. Great for a refreshment stop after your daily commute.
- Hop on your bicycle and in six minutes you'll be out in the expansive green openness of Lee Valley Park. From here you can explore North to the Walthamstow Marshes or even further into the Wetlands nature reserve.
- You'll be living equidistant from Walthamstow Leisure Centre and Leyton Leisure Centre, so hitting your fitness goals has never been easier.



**A WORD FROM THE OWNER...**

"What we love most about this flat is the feeling of space that it provides. The big rooms, high ceilings and split levels create the room we've needed to host everything from weekend visitors to New Years Eve parties, whilst still keeping the feeling of home. The location is perfect for enjoying everything East London has to offer. Leyton is becoming more and more vibrant every year with new shops, pubs and restaurants opening all the time. The cycle and bus routes directly outside the flat take you to Clapton, Dalston, Hackney Leytonstone and Stoke Newington (the list goes on!) in 10 minutes and Shoreditch or Islington in 30. Being in walking distance to the Victoria line means that Central London is just 30 minutes away too. There really are too many recommendations in the local area so we would suggest following @leyton.love on instagram if you are not familiar with the area!"

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