

Bedroom  
16'4" x 8'11"

Bedroom  
13'0" x 8'9"

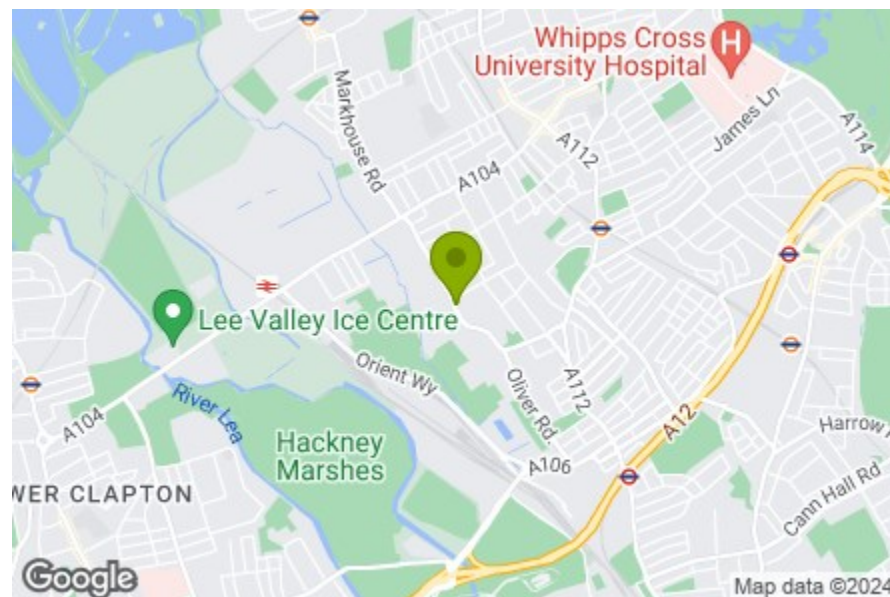
Bathroom  
5'4" x 7'0"

Reception  
10'6" x 14'0"

Kitchen  
7'0" x 7'5"

Total Area: 49.6 m<sup>2</sup> ... 534 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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		72	78
		EU Directive 2002/91/EC	



## CHURCH ROAD, LEYTON

### Offers In Excess Of £300,000 Leasehold 2 Bed Apartment



#### Features:

- Two Bedrooms
- Ground Floor
- Beautifully Presented
- Communal Outdoor Space
- Moments away from Leyton Jubilee Park
- Close Proximity to Leyton Midland road

This sleekly finished two-bedroom apartment is situated on the ground floor of a purpose-built, low-rise block, with great care taken to strike a balance between contemporary convenience and mid-century charm. The location is an equally nice touch, with Leyton, Clapton and Walthamstow all within easy reach, as well as Jubilee Park and Leyton Midland Road station.

Not only does the home have beautiful decor and design throughout, there's a large communal outside space.

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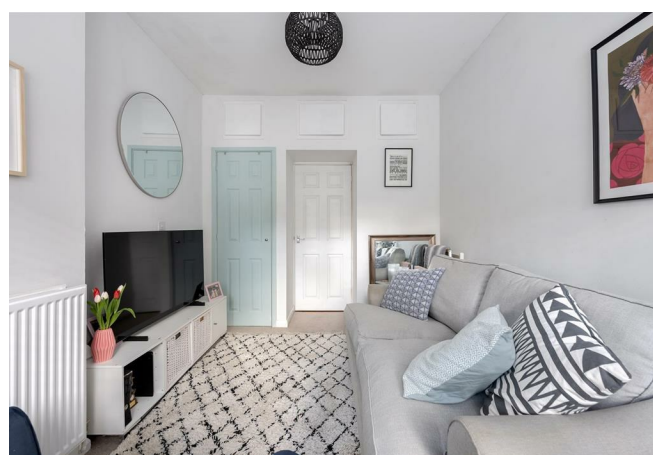
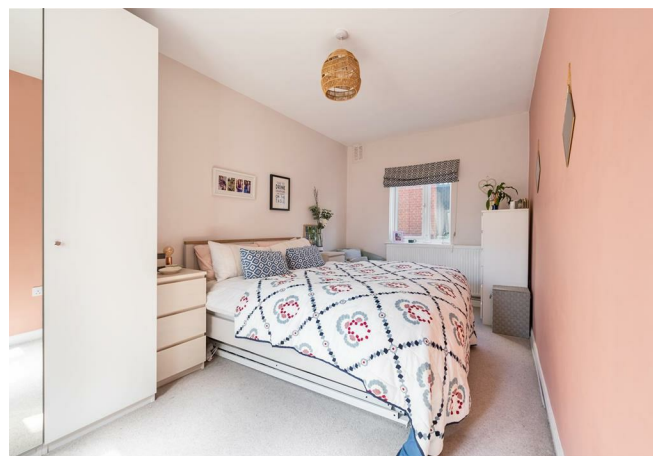
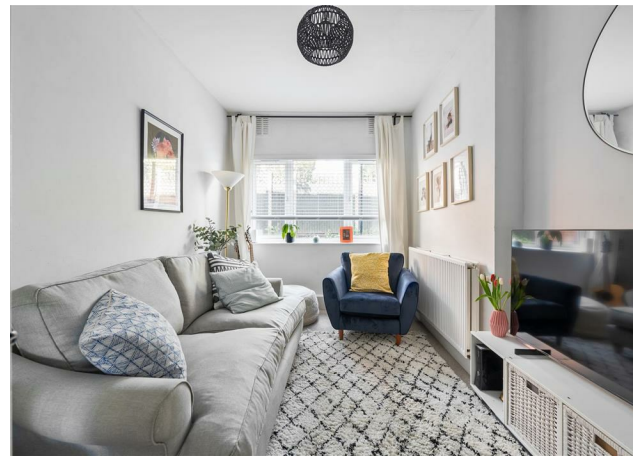
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#### IF YOU LIVED HERE...

You'll love the level of consideration that has gone into restoring this apartment - from the stylish fittings to the sublime decor.

The kitchen is smart and modern, with sleek units, glossy metro brick tiles and an integrated oven. The adjacent living area is perfectly placed for entertaining, with sparkling white decor and bespoke carpentry to keep your knick knacks on display, but any clutter at bay.

Both the bedrooms are just as nicely finished - the larger of the two has a particularly beautiful blush colour scheme. Over in the bathroom you can admire the striking tiling and flooring, while the over-tub shower will be extra convenient.

You'll love exploring your new area. Just 15 minutes away, you'll find Leyton's thriving hub Francis Road, where you'll be spoilt for choice when it comes to eateries or independent stores to browse. Nearby, around the Leyton Midland Road arches, you've got some more brilliant choices, including the much lauded smokehouse Burnt ('dreamy' according to the Guardian), as well as Gravity Well Taproom.

Or head a few blocks north to Lea Bridge Road, which has become an awesome new hot spot for independents, such as the eclectic event space/bar/pizzeria Patchworks,

which now houses Blondies brewery - a great choice for a new local.

As for greenery, the sprawling Jubilee Park (Waltham Forest's largest park, no less) is even closer to home and a hub for sport, play and relaxation.

#### WHAT ELSE?

- Leyton Midland Road station is a 15 minute walk for the Gospel Oak to Barking line, while Lea Bridge station is a couple of minutes further in the opposite direction, where you can nip to Stratford or Tottenham Hale for quick access to several very convenient tube lines. Buses are also plentiful.

- You won't ever be stuck for essential items thanks to the selection of stores found on Leyton High Road and Lea Bridge Road, such as Aldi and Tesco.

- After a huge rebuild, the Lee Valley Ice Centre has just reopened. The new venue offers a range of learn to skate courses, public skating sessions and lessons that suit all ages and abilities. Alternatively, The Lee Valley Riding Centre runs all sorts of courses for pony-loving amateurs and experts alike. Both are a short walk away, so you're in the perfect location for some new and unique hobbies.



#### A WORD FROM THE OWNER...

"I have lived in this flat for nearly 7 years and in this time the area really has benefitted from great regeneration. On your doorstep you have; Blok fitness studio, the updated lea bridge library which is great if you work from home but want to get out for a change of scenery. Hackney Marshes (a short walk through leyton jubilee park), which provides lots of great walks and access to the Olympic park. Access to the shops, coffee shops and pubs either on lea bridge or Leyton High Road and easy access to Westfield (a picturesque cycle ride to get there through Hackney Marshes and the olympic park).

Walking distance to large superstores (including Aldi (10 mins walk), Asda (20 min walk) Tesco (15 min walk).

There are great transport links with a bus stop just outside which takes you to Leyton (under 10 mins), Stratford (20 mins), Blackhorse road (10 mins) or Walthamstow (10 mins) stations. You are also a 14 minute walk from Leyton Midland, a 20 minute walk to Leyton and just under a 20 minute walk to Lea Bridge."

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