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HIGH ROAD LEYTONSTONE, LONDON, E11 4PA

GUIDE PRICE - £225,000 to £275,000

Positioned just off the ever-popular High Road Leytonstone, this well-presented one-bedroom apartment offers modern, low-maintenance living in a highly convenient East London location.

The property features a spacious open plan reception/kitchen diner area which has been thoughtfully arranged to maximise space and functionality. The reception room provides a comfortable setting to relax or entertain, while the kitchen offers ample worktop space and units for storage. Completing the home is a modern bathroom featuring a walk-in shower enclosure.

Leytonstone continues to be a firm favourite with buyers and tenants alike, thanks to its excellent transport links, including easy access to Central London, alongside a vibrant mix of independent cafés, shops, and local amenities all within close proximity.

An ideal purchase for first-time buyers, professionals, or investors, this apartment is a great opportunity to own a property in one of East London's most well-connected neighbourhoods.

GUIDE PRICE £225,000

HIGH ROAD LEYTONSTONE

, LONDON, E11 4PA



- Well-presented one-bedroom apartment
- Fitted kitchen with integrated oven, hob, and extractor
- Modern bathroom with walk-in shower
- Ideal for first-time buyers, professionals, or investors
- Open-plan reception, kitchen/dining area
- Skylight windows allowing plenty of natural light
- Excellent transport links nearby for easy access into Central London
- Bright living space with wood-effect flooring
- Comfortable double bedroom with neutral décor
- Surrounded by local shops, cafés, and amenities

Reception area

15'1" x 8'7" (4.60 x 2.62)

The reception area sits comfortably within the open-plan layout, offering a welcoming space to unwind at the end of the day. With wood-effect flooring and neutral tones, it feels bright and easy to live in, with plenty of room for a sofa and TV setup. It flows naturally into the kitchen and dining area, making it ideal for both relaxed evenings and having friends over.

Kitchen/Dining area

12'7" x 8'0" (3.85 x 2.45)

The kitchen and dining area is light, neutral décor and soft carpeting practical and well laid out, with fitted units, good worktop space and integrated appliances that

make everyday cooking

straightforward. Skylight windows bring in plenty of natural light, giving the space an open, airy feel.

There's room for a dining table, making it a great spot for everything from quick breakfasts to casual dinners.

The bathroom is clean, modern, and well finished. Featuring a walk-in shower, wash basin with storage, WC and a heated towel rail.

Simple, fresh tiling keeps the space feeling bright and easy to maintain — practical, stylish, and ready to use from day one.

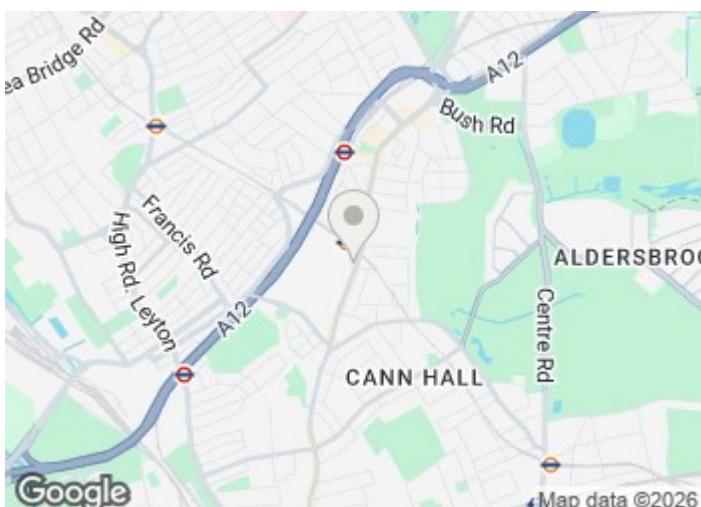
Bedroom

10'10" x 8'7" (3.31 x 2.62)

The bedroom offers a calm and comfortable place to switch off, with a skylight window allowing natural light to brighten the room. It comfortably fits a double bed along with storage, while the

create a cosy atmosphere that works just as well day or night.

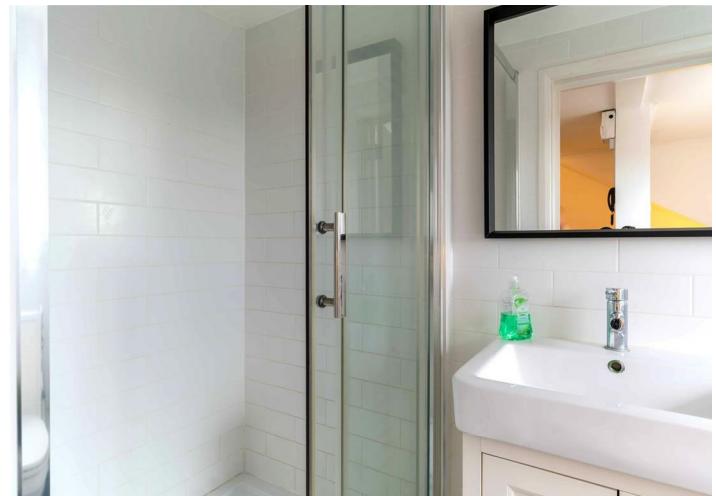
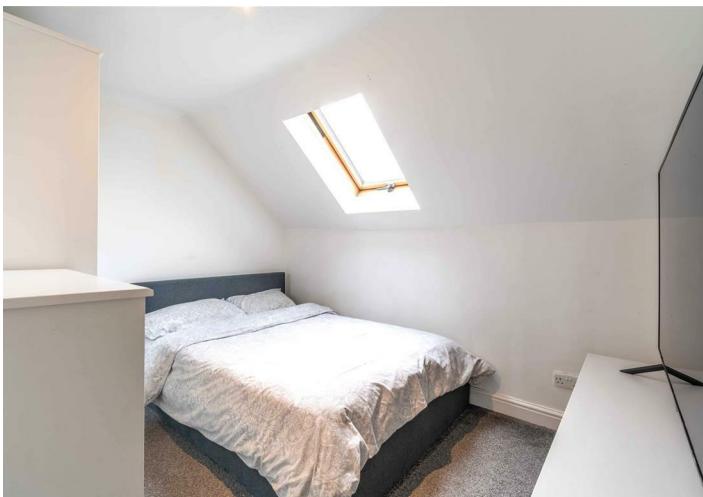
Bathroom



Directions

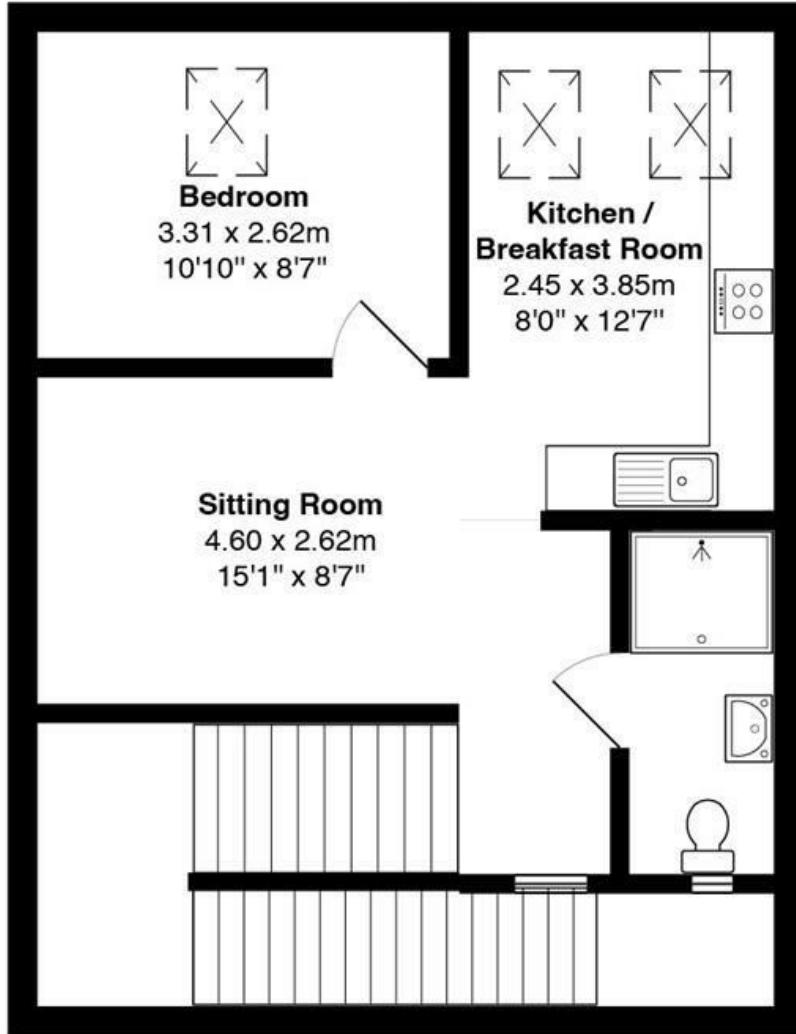
The property is located on High Road Leytonstone (E11) and is easily found using the postcode E11 4PA. Positioned just off the main road, it offers excellent access to local shops, cafés and public transport links. Leytonstone Underground Station is within easy reach, providing convenient connections into Central London.

Waltham Forest
Band B



FLOOR PLAN

High Road, Leytonstone



All measurements are approximate and for display purposes only

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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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	