

Reception Room

15'5" x 11'5"

Bedroom

12'5" x 11'5"

Bedroom

11'10" x 7'9"

Kitchen

10'11" x 10'6"

Bathroom

10'6" x 6'1"

Cellar

25'2" x 4'11"

Garden

19'8"



## LYNDHURST DRIVE, LEYTON

Offers In Excess Of £500,000 Share of Freehold  
2 Bed Flat

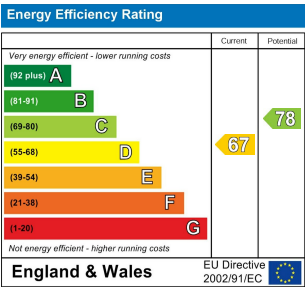


### Features:

- Two Bedrooms
- Ground Floor Victorian Flat
- Immaculately Presented
- Private Rear Garden
- Cellar
- Stripped Wooden Floors
- Close to Leyton Midland Station
- Share Of Freehold on Completion

Set on the ground floor of a classic Victorian property, this immaculately finished two-bedroom apartment is located a short stroll from Leyton's thriving Francis Road, as well as having easy access to charming Walthamstow Village and Upper Leytonstone.

At home, highlights include the smart decor, period features, abundance of natural light, cellar space and private rear garden. It's all been beautifully imagined so you can enjoy the home from the day you move in.



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#### IF YOU LIVED HERE...

Spread out over the ground floor of this period conversion, you've got 860 square feet of smart space to make your own. The decor is spotless, and you'll love how the contemporary updates sit alongside the original features.

Your front reception room has been beautifully preserved, with gorgeous stripped wooden flooring, a striking fire surround and ceiling rose, all bathed in light from the generously-sized windows.

Both bedrooms are doubles - and either could be used as a second reception or home office if preferred.

The kitchen is characterful but also modern, with generous units and smart tiling. This theme is continued in the bathroom, where you'll find a separate bathtub and shower, and striking metro brick tiling.

At the rear you'll find your spacious and secluded rear garden, while there's plenty more greenery in the nearby area, including Hollow Ponds at the tip of Epping Forest.

Even closer you'll find the Leyton Midland and Tilbury Road Arches, where you've got some brilliant options, including Burnt Smokehouse, Gravity Well Taproom, Leyton

Calling cocktail bar, Chunk gelato and Swirl win bar. The ever-popular Francis Road is just beyond that, where you can enjoy everything from upmarket deli Yardarm to independent bookstore Phlox.

If you need to escape further afield, you can reach Leyton Midland Road in just six minutes for the Suffragette Overground, or Leytonstone station is 0.8 miles for the Central line. Buses are also plentiful, with routes running via Leyton High Road towards Stratford where you have easy access to Westfield and the Olympic Park.

#### WHAT ELSE?

-You won't ever be stuck for essential items thanks to the great selection of convenience stores on Leyton High Road. Tesco Superstore is a short walk away.  
- We're barely scratching the surface with the amenities mentioned above. To throw a few more options into the mix, you've got the newly extended Eat 17 and Ruff's Bistro in Walthamstow Village, or the Filly Brook, Homies on Donkeys, Mum Likes Thai in Leytonstone - all within walking distance. You've got even more fantastic options in the wider area, stretching from the breweries in the Blackhorse Road Beer Mile to the quirky independents of Wood Street.  
- Towards Stratford you'll find the new-ish development East Bank, a unique collaboration between world-leading universities, arts and culture institutions. Sadler's Wells, BBC and V&A Storehouse are worth an explore.



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

"We love living in Leyton - especially this little pocket around Leyton Midland Road which is full of hidden gems. There's a real neighbourhood feel here; over the years we've even made friends with neighbours just from chatting over a pint at Gravity Well. Our local, the William IV, has brought Short Road Pizza on the doorstep. The transport links are brilliant - you can be in King's Cross in about 25 minutes by changing to the Victoria Line at Blackhorse Road - but we often find ourselves staying close to home. There are so many great green spaces nearby, and we especially love heading to Hollow Ponds for a woodland walk or just to unwind or playing tennis in Abbott's Park on a nice day before work! It's a lovely balance of community spirit, great food and drink spots, and plenty of open space to escape the bustle of the city."

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