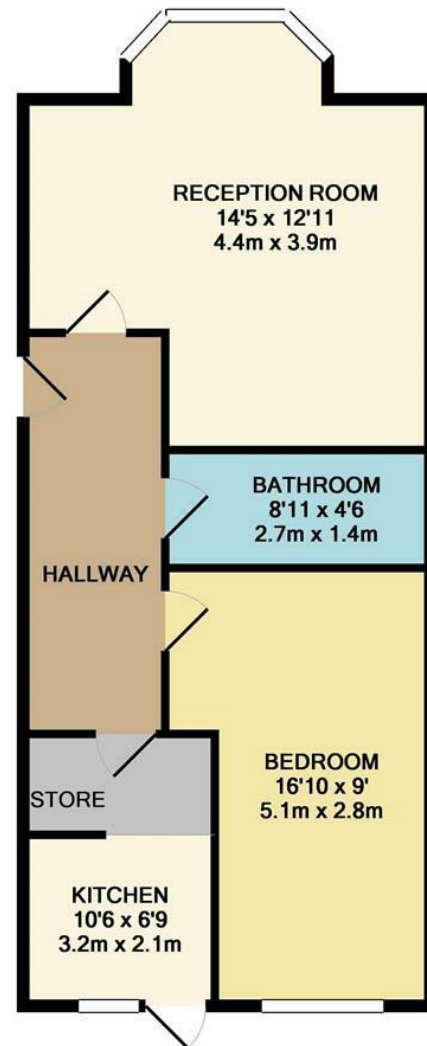
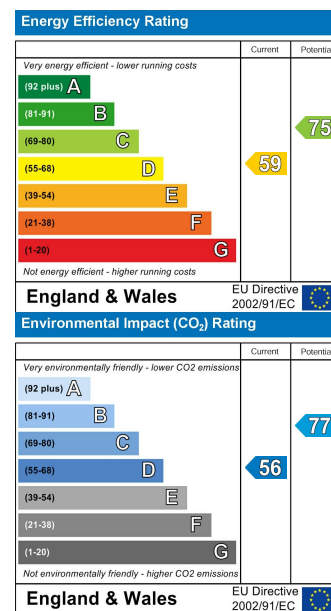




TOTAL APPROX. FLOOR AREA 565 SQ.FT. (52.5 SQ.M.)

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
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Forest Drive West, London
Offers in excess of £325,000 Leasehold
1 bed, Apartment - Conversion



Features

- Ground floor apartment
- One large bedroom
- 153 year lease
- Private garden
- Upper Leytonstone location
- Close to tube
- Some original features
- Off street parking

An unusually spacious one bedroom apartment on the ground floor of a large Victorian conversion. There are plenty of period features throughout and you have a private rear garden. Leytonstone tube station and its adjacent shops, cafes, pubs and other amenities is less than a mile away on foot.

With a front lounge coming in at just under 190 square feet and a 17 foot long bedroom this apartment is far more generous than many comparable properties. The broad hallway adds to the sense of space.



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➔ **Our Wanstead Home**
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➤ IF YOU LIVED HERE...

You'll be stretching out in almost 600 square feet of living space, with a particularly generous front reception flooded with natural light thanks to a huge bay window. It's the perfect space for entertaining guests, dining or just hanging out.

You'll have Leyton Midland Road station just a few minute's walk away for the Gospel Oak to Barking line. Alternatively you can walk to Leytonstone tube in less than fifteen minutes, as well as a handy range of pubs, shops and amenities it'll get you to Liverpool Street in just 14 minutes via the Central line. Drivers can be on the A12 in less than ten minutes.



You'll have charmingly stylish Design & Decor throughout. The large reception room features pristine cream carpeting and plenty of period features like ceiling roses and picture rails. The hallway meanwhile has broad engineered oak floorboards underfoot.

WHAT ELSE?

- At 150 years the lease is long enough to not cause you any renewal worries.
- Epping Forest and Hollow Pond are both just 15 minutes' walk away.
- You have a very handy utility room between the hallway and kitchen.



A WORD FROM THE OWNER....."We have really enjoyed living in the local area - Epping Forest is literally on your doorstep here and we regularly jog around Hollow Ponds or go on long walks through the woods. There are also some excellent restaurants and bars within walking distance - The Red Lion pub does a great Sunday roast, and having Leytonstone tube so close makes getting to Shoreditch or the West End very easy. It was the original details, high ceilings, cornicing and dark wood floors that really appealed to us when we first bought this flat almost three years ago, and we were impressed by the size of the rooms and the garden.