



Reception Room  
12'3" x 16'9"

Bathroom  
8'4" x 5'6"

Kitchen  
12'1" x 6'10"

Bedroom  
10'11" x 11'11"

Bedroom  
12'11" x 15'9"

Cellar  
5'6" x 24'3"

Garden  
17'4" x 30'6"



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		63	76
		EU Directive 2002/91/EC	



## BEACONTREE ROAD, LEYTONSTONE

Offers In Excess Of £525,000 Leasehold  
2 Bed Flat



### Features:

- Victorian Conversion
- Ground Floor
- Close to Epping Forest
- Recently Refurbished
- Two Double Bedrooms
- Sought After Bushwood Location
- Close to Leytonstone Station
- Private Garden

This spacious two-bedroom flat covering 745 sq ft of beautifully designed living space is a real find. Ideally situated within the sought-after Bushwood area, on the ground floor of a Victorian conversion, you're not only just a short stroll away from the picturesque greenery of Epping Forest, but within easy access of Leytonstone Central Line tube station and the high street. Beautifully renovated with a private garden and cellar storage, and super stylish interiors, it's a flexible and inviting home.

REQUEST A VIEWING  
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### IF YOU LIVED HERE...

Step inside and the sense of space is immediately clear. Generous proportions reflect the Victorian origins of the building, while the recent refurbishment brings a calm and cohesive feel throughout.

The reception room sits to the rear of the home, a welcoming place to relax or gather with friends, with plenty of space for both lounging and dining. From here you can step out into your private garden, a peaceful outdoor space and a lovely spot for morning coffee or relaxed evenings outside when the weather allows.

The kitchen sits neatly within the layout and has been arranged with everyday living in mind, with clean contemporary finishes and good natural light. Between the living space and bedrooms, the bathroom is finished in a simple, modern style.

Both bedrooms are well proportioned doubles, positioned toward the front of the home. The larger room is particularly generous,

with ample space for wardrobes and additional furniture, while the second remains a comfortable double that would work equally well as a guest room, study or creative workspace.

### WHAT ELSE?

Epping Forest is within easy reach, offering miles of walking and cycling routes as well as peaceful open spaces to escape the city for a while.

Leytonstone Station is a short walk away, with Central line trains reaching Stratford in just a few minutes and continuing on to the City and the West End.

Bushwood is known for its strong local community and independent spots. Nearby favourites include Back to Ours café for relaxed brunches, Forno Bakery for fresh bread and pastries, and the much loved North Star pub for Pizza!



### A WORD FROM THE OWNER...

"When we first moved in to E11, we barely knew Leytonstone, but our nerves were soon eased by a knock at the door on our first night here: our next-door neighbour standing, bubbly in hand to welcome us. Despite being so close to the tube, we spend most weekends close to home. With the green spaces nearby, we eventually added a beagle to the household, and she quickly became our excuse for muddy walks through Wanstead Park and the Flats. We spend most mornings, bumping into other friends at 'Back to Ours' cafe, before work. We've become familiar faces at the Northstar too, spending sunny afternoons outside with a pizza and a drink. And on quieter days, our happiest moments have been in our sunny garden, chatting to our neighbour over the fence. Over the years, we've come to love this community: celebrating milestones with neighbours, joining in yard sales, summer parties in the park - getting help with DIY and gardening, and always feeling part of something larger. We came to Beacontree Road with no expectations, but it has become a place that will be hard to leave."

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