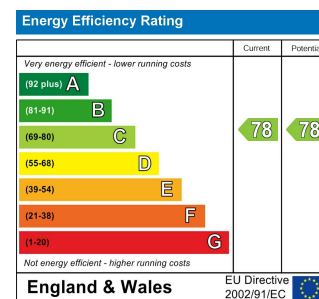
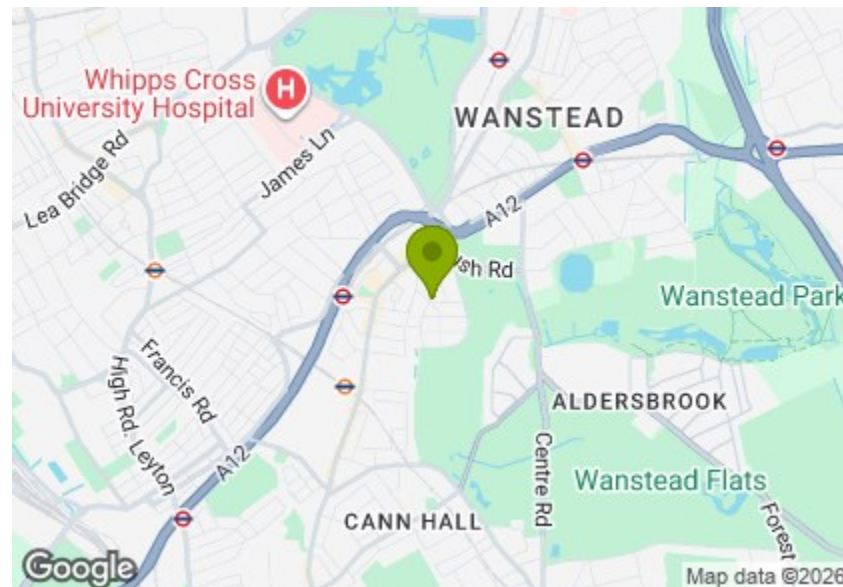


Total Area: 27.5 m<sup>2</sup> ... 296 ft<sup>2</sup>

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.



## HARTLEY ROAD, LEYTONSTONE

### Offers In Excess Of £240,000 Leasehold 1 Bed Apartment - Conversion



#### Features:

- One Bedroom Apartment
- Victorian Conversion
- Share of Freehold
- Premier Bushwood Neighbourhood Location
- Close to Wanstead Flats
- Short walk to Tube Station & Shops
- Well Presented
- Long Lease

In the heart of the sought-after Bushwood area, this bright one-bedroom apartment makes the most of its south-facing aspect, filling 296 square feet with natural light. Set on the ground floor of a handsome Victorian conversion, the layout is simple, practical and immaculately presented. Step outside and you're perfectly placed between the open skies of Wanstead Flats and the lively streets of Leytonstone. The Central line is just a nine-minute walk away, so crossing London or escaping it is refreshingly straightforward. With a share of freehold and a long lease already in place, this home offers both security and ease. Move straight in and make the most of a well-loved, well-connected neighbourhood.

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0203 397 9797

**E18 & IG8**  
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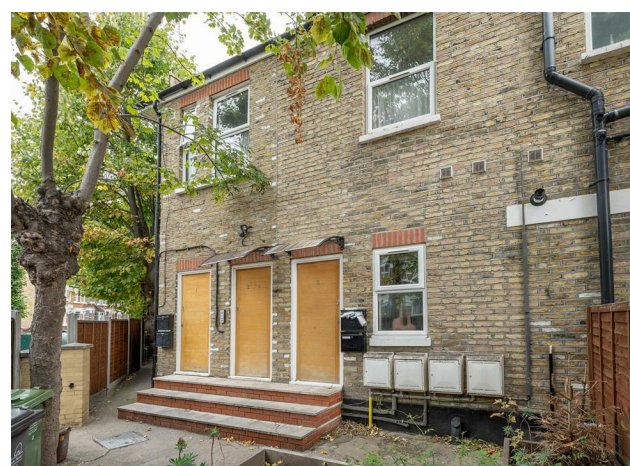
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#### IF YOU LIVED HERE...

Step through your own front entrance and into a space that feels clean-lined and open, ready for you to make your own. Minimalists will love it just as it is, while others can see it as a simple canvas for personal touches.

Step over the threshold and you're immediately in the open-plan kitchen/diner, designed to make the most of the space. The kitchen stretches neatly along the back wall, leaving the rest free to arrange as you like. Cream cabinetry is paired with a charcoal worktop and crisp white metro tiles, with an integrated oven and gas hob for straightforward cooking. Wooden flooring ties it all together, while a window and recessed spotlights keep the lighting flexible.

The bathroom behind offers both choice and convenience: a glazed bath-and-shower combination for quick mornings or longer evenings, plus a mirrored cabinet to keep things clutter-free.

The double bedroom feels bright and restful, with a south-facing bay window pulling in light throughout the day. Matching wooden floors continue here for a sense of flow, while pale sage walls keep the atmosphere calm and inviting.

Outside, you'll be even more delighted by your classic Bushwood view. This area is renowned for its wide, tree-lined streets of grand Victorian and Edwardian

homes. Speaking of history, Wanstead Flats, once the favoured hunting ground of Henry VIII, is a few metres away, while in the other direction you'll find all the modern buzz of Leytonstone. Within around 15 minutes on foot, you can reach neighbourhood favourites like Filly Brook and Heathcote & Star. Even closer to home, you'll find your new locals, the excellent North Star or The Red Lion - great for lazy Sunday roasts and gigs in their ballroom.

#### WHAT ELSE

Leytonstone tube (Central line) is 9 minutes on foot, where you can nip into the West End in less than half an hour, and Leytonstone High Road station is just 14 14-minute walk, for the Gospel Oak to Barking line - handy if you want to nip to the seaside.

As well as all the lovely amenities in the area, you'll never be stuck for essentials since the Leytonstone High Road is only a few minutes away, giving you easy access to a Tesco, and the newly opened Aldi and Marks and Spencers food hall. Just two stops and you're at the brand Mecca of Westfield, and it's 20-screen cinema.

Nature lovers will adore the nearby green spaces, including the vast and scenic Wanstead Flats - perfect for morning jogs, weekend picnics, or simply unwinding in the fresh air.



#### A WORD FROM THE EXPERT...

"Leytonstone is a unique, eclectic area, with great gastro pubs like Leytonstone Tavern and The Red Lion to bistro cafés like The Wild Goose Bakery and Back to Ours, along with the open green space of Wanstead Flats, a serene getaway from the hustle and bustle of urban life.

The area is full of history, with interesting, beautiful Grade II listed buildings like St John's Baptist Church (built in 1832) and Leytonstone House, the 18th-century home of Sir Edward Buxton, notable MP and conservationist. There's also St Andrew's Church, built in 1886-1893 as a memorial to local philanthropist William Cotton.

Leytonstone Library is a great place to visit if you're feeling studious and Leytonstone Leisure centre is close by for the more actively minded. Wanstead Park, in the former grounds of Wanstead House, takes in walking trails, cycle paths and several ornamental lakes - a great place to relax, exercise and soak up some local history.

With an array of buses and the Central line underground station close by, you can be in the City and surrounding areas within minutes."

JOSEPH EARNSHAW  
E11 BRANCH MANAGER

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**Reception**

11'6" x 10'5"

**Bedroom**

11'6" x 11'0"

**Bathroom**

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