

Reception  
12'3" x 17'5"

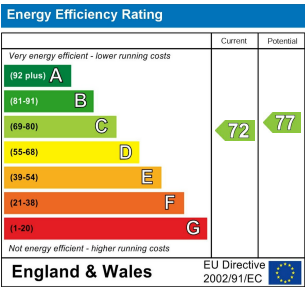
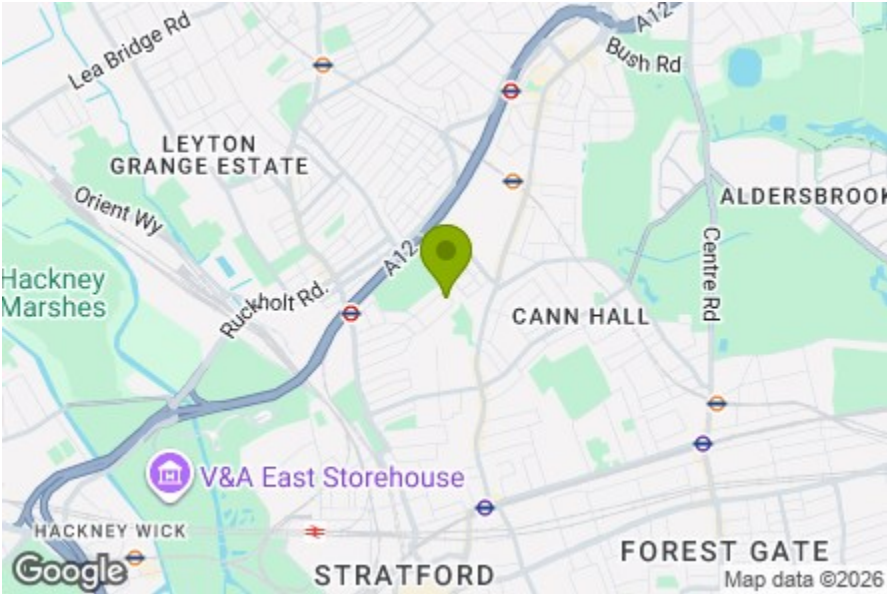
Kitchen/ Diner  
8'11" x 9'10"

Bedroom  
12'3" x 13'7"

Bedroom  
7'3" x 10'3"

Bathroom  
5'10" x 7'0"

Total Area: 58.8 m² ... 633 ft²  
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.



## NORTH BIRKBECK ROAD, LEYTONSTONE

Offers In Excess Of £350,000 Leasehold  
2 Bed Apartment - Purpose Built



### Features:

- Two Double Bedrooms
- Very Well Presented
- Panoramic Views
- Communal Gardens
- Long Lease
- Flooded with Natural Light
- Close to Leyton Station
- Easy Access to Francis Road/ Olympic Village/ Forest Gate

Perfectly nestled between Leyton, the Olympic Village and Forest Gate, this bright two double-bedroom apartment sits on the third floor of a well-maintained purpose-built development, enjoying panoramic views.

The smart layout includes a bright reception room, a separate dine-in kitchen and good storage. Residents also benefit from communal gardens and off-road residents' parking.

Leyton Underground station is a short walk away, offering Central line access to the City and West End, with Leytonstone High Road Overground and great local amenities also nearby.

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#### IF YOU LIVED HERE...

You'll love the classic design of this development, where a timeless mid-century style is complemented by the apartment's third-floor position and far-reaching skyline views. Step into the dual-aspect reception room and you'll immediately appreciate the sense of space and light. Contrasting decor enhances the room's proportions, while west-facing floor-to-ceiling windows flood the space with natural light. Thoughtful details such as the column radiator and engineered flooring add a stylish finishing touch.

Handily adjoining the reception room, the kitchen allows light to flow easily throughout and features glossy metro tiling, integrated appliances, solid oak worktops, smart white units and a convenient breakfast bar.

Along the hallway, you'll find two immaculate double bedrooms, both finished with the same flawless flooring underfoot. The bathroom is equally well presented, with metro brick tiling, vintage-style fittings and an over-bath shower.

The apartment has benefited from a number of upgrades designed to improve comfort and efficiency, including a mains water booster pump providing strong and reliable water pressure. The loft space has also recently been upgraded with 300mm of premium insulation, helping to improve overall energy efficiency and comfort for the building as a whole (something the apartment's third floor positioning also adds to). The communal gardens are ideal for warmer days, while nature lovers will be pleased to know that the Olympic Park is just a short stroll away and Langthorne Park is mere

metres from your door. These green spaces are perfect for relaxing or jogging, and for those feeling more energetic, the area benefits from excellent sports facilities left behind by the London 2012 Games, including the Lee Valley VeloPark and the London Aquatics Centre.

For food and drink, head towards Forest Gate's Winchelsea Road to discover local favourites such as Pretty Decent Beer taproom, Joyau wine bar, The Leytonstone Tavern and Wild Goose Bakery. Venture towards Leytonstone for even more culinary gems, including Homies on Donkeys, Mum Likes Thai Food, Panda Dim Sum and Le Regret.

You're also well placed for Grove Green Road, home to the equally popular Filly Brook and Heathcote & Star, while nearby Francis Road offers Yardarm wine bar, Korean food at Zaxx, Dreamhouse Records and much more.

#### WHAT ELSE?

- Nearby there's also East Bank, a unique collaboration between world-leading universities, arts and culture institutions. Sadler's Wells, BBC and V&A have all moved into the area there, so you're in good company.
- Stratford is a shopper's delight, with everything from the luxury boutiques, high street retailers and department stores at Westfield Stratford, to the essential shops and market stalls within the Stratford Centre, and the independent stores of the East Village.
- Drivers are less than ten minutes from the North Circular.



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

"This has been such a happy first home for me and my cat, Stevie Mitts, which I have lovingly renovated. The renovation has focused on creating a calm, modern space, with oak floors throughout, bespoke carpentry, Farrow & Ball paint and two generous bedrooms, making it ideal for guests. The property has oodles of storage, including a huge loft which has been fully insulated. The flat is beautifully filled with light from morning through to incredible London skyline sunsets, thanks to its south-west aspect, with New Year's Eve and Bonfire Night offering spectacular views of the fireworks. Working from home while looking out over London has been pretty special. I've loved hosting friends and family here. It's a home people enjoy spending time in, made effortless by how well connected the area is. Being sporty, I've really valued the leisure centre on my doorstep, my local running club and the easy access to Wanstead Flats and the Olympic Park, as well as cycling to Victoria Park. The simple pleasures of walking to Francis Road for a coffee at Marmello, picking up a sourdough loaf from Wild Goose Bakery on the High Road, and now having an M&S Food close by - superb. Add to that, the warm, supportive neighbours, it's been a truly special place to call home."

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