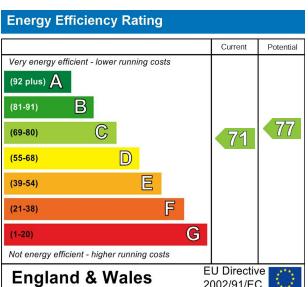
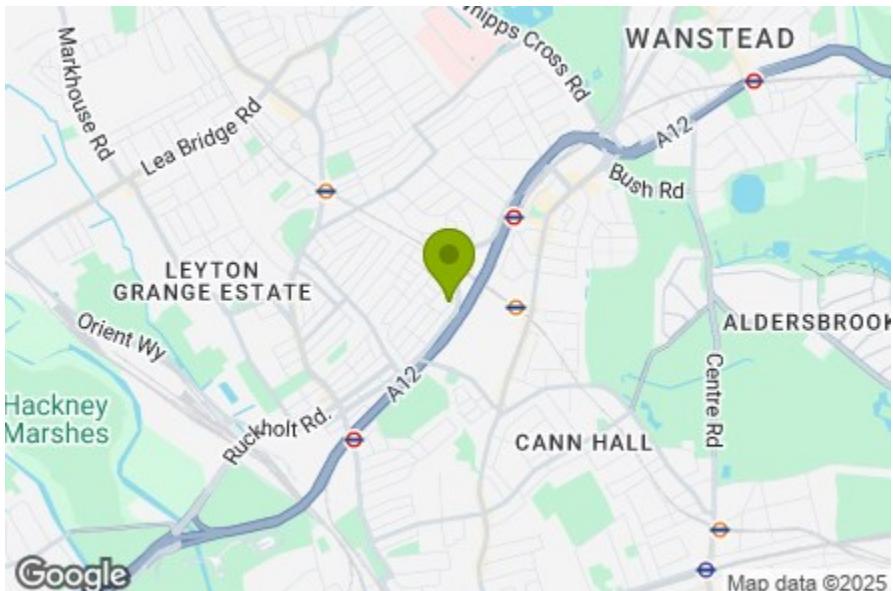




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.



Reception  
15'7" x 13'9"  
  
Kitchen  
6'0" x 8'9"  
  
Bathroom  
6'0" x 6'6"  
  
Bedroom  
10'2" x 11'6"  
  
Bedroom  
9'3" x 8'0"



## ASHVILLE ROAD, LEYTONSTONE Offers In Excess Of £400,000 Leasehold 2 Bed Flat



### Features:

- First Floor Victorian Conversion
- Chain Free
- Two Bedrooms
- Close to Francis Road
- Potential to extend STP
- Close to Leytonstone Station

Set on the first floor of a Victorian conversion, this chain-free two-bedroom home offers generous space and the exciting potential to extend, subject to planning permission. With its classic period character and room to grow, it presents a strong opportunity for both first-time buyers and those looking to shape a home to suit their needs. Ideally located in a popular Leytonstone neighbourhood, you'll be within easy reach of the independent cafés, bakeries and wine bars along Francis Road. Leytonstone Underground Station is also nearby, offering quick and direct links into central London and beyond.

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#### IF YOU LIVED HERE...

A handsome brick façade with ornate white masonry detailing frames this classic bay-fronted Victorian terrace. Decorative plasterwork adds elegance to the upper and lower windows, while the monochrome tiled pathway leads to a covered entrance with characterful period charm.

Inside, the hallway provides access to all rooms on the first floor, with a built-in storage cupboard neatly positioned beside the staircase. At the front of the property, the reception room is impressively proportioned, illuminated by a broad bay window and a second side window that flood the space with daylight. High ceilings and white walls amplify the sense of openness, while coving lends a subtle nod to the building's heritage.

Next door, the principal bedroom is a bright and comfortable double, with a large window, ample dimensions, and an overall feeling of calm. The second bedroom sits at the rear, equally light-filled thanks to a generous window, and offers a peaceful outlook and pared-back finish.

The bathroom is crisp and well balanced, with clean white tones complemented by warm wood-style flooring. A window brings in daylight, and a bath with overhead shower sits neatly along one side.

The kitchen is bright and practical, with a neutral colour scheme and a large window over the sink that keeps the space feeling fresh throughout. The layout is efficient, making smart use of the available space without compromising on comfort.

The surrounding area blends vibrant community spirit with access to green open spaces and independent local gems. Just a ten-minute stroll brings you to Francis Road, a thriving pedestrianised hub lined with neighbourhood favourites like Marmelo Kitchen—known for seasonal small plates and a warm, laid-back vibe—and Yardarm, a cosy wine bar and bottle shop with a loyal following. The Leyton Engineer, a much-loved pub with a relaxed atmosphere and excellent food, is also within easy reach. Leytonstone High Street is close by, offering a variety of shops, cafés, and everyday essentials. For a change of pace, Wanstead Flats, part of the expansive Epping Forest, is perfect for a long walk or weekend unwind, with a stop at Tamping Ground café en route for expertly brewed coffee and something sweet.

#### WHAT ELSE?

Transport links are convenient, with both Leytonstone High Road Overground and Leytonstone Underground stations around ten minutes away on foot. The Overground connects easily to Gospel Oak and Barking Riverside, while the Central Line offers fast journeys into the City and West End, making commuting and weekend exploring equally straightforward.



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

"Leytonstone is a unique, eclectic area, home to great gastro pubs like Leytonstone Tavern and The Red Lion, as well as bistro cafés like The Wild Goose Bakery and Back to Ours. There's also the open green space of Wanstead Flats, a serene getaway from the hustle and bustle of urban life. The area is rich in history, with interesting and beautiful Grade II listed buildings such as St John's Baptist Church (built in 1832) and Leytonstone House, the 18th-century home of Sir Edward Buxton, a notable MP and conservationist. There's also St Andrew's Church, built between 1886 and 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 active-minded. Wanstead Park, in the former area of Wanstead House, features walking trails, cycle paths, and several ornamental lakes — a fantastic place to relax, exercise, and soak up some local history. With an array of buses and the nearby Central Line underground station, you can be in the City and surrounding areas in just minutes."

JOSEPH EARNSHAW  
E11 BRANCH MANAGER

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