



GROUND FLOOR

Total Area: 60.2 m<sup>2</sup> ... 648 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.

- Reception  
10'11" x 15'1"
- Bathroom  
7'8" x 4'1"
- Kitchen  
10'11" x 7'5"
- Bedroom  
12'4" x 15'3"
- Bedroom  
11'4" x 10'7"
- Garden  
approximately 47'8" x 18'8"



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		69	76
		EU Directive 2002/91/EC	



## PRESTON ROAD, LEYTONSTONE

### Offers In Excess Of £500,000 Leasehold 2 Bed Apartment - Conversion



#### Features:

- Victorian Conversion
- Ground Floor with Private Garden
- Two Double Bedrooms
- Private Driveway
- Open Plan Living/ Dining Space
- Upper Leytonstone Location
- Easy Access to The Hollow Ponds
- Short Walk to Leytonstone Train Station
- Bay Window With Plantation Shutters
- Chain Free

Set within Upper Leytonstone, a thoughtfully arranged Victorian conversion offers a welcoming sense of space and light. The ground floor layout includes two double bedrooms, an open-plan living and dining area, and direct access to a private garden, ideal for relaxed indoor-outdoor living. A bay window with plantation shutters brings plenty of daylight, while the private driveway adds everyday convenience. With The Hollow Ponds close by and Leytonstone Station within walking distance, it's well positioned for both green space and city connections. Chain free, it's ready to make your own.

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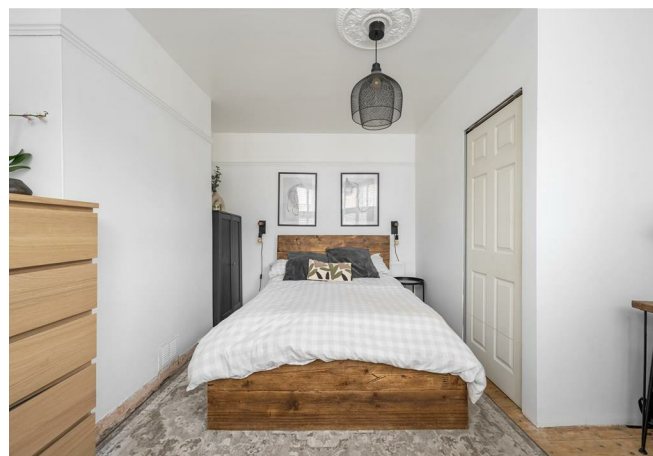
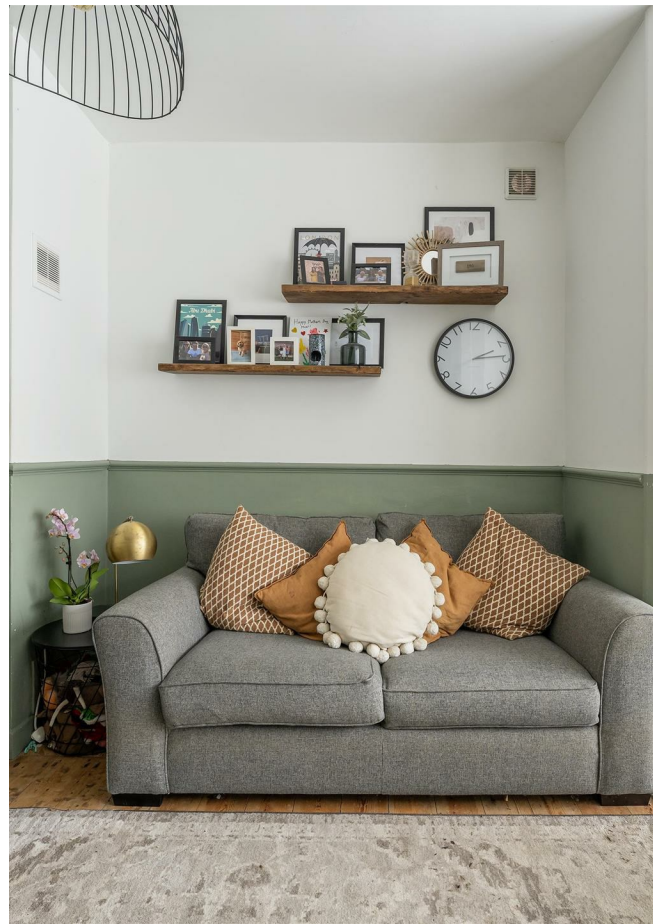
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**IF YOU LIVED HERE...**

This classic Victorian home showcases handsome London stock brickwork, refined detailing, and a distinctive bay window that lends depth and character to the frontage. Crisp painted accents emphasise the period character, while a driveway provides convenient off-street parking.

Inside, a welcoming hallway leads through to a well-proportioned reception room to the rear, where soft green panelling, rich-toned flooring, and built-in shelving create a graceful yet relaxed atmosphere. The space flows naturally into a dining area, where patterned tiles and large glazed doors open directly onto the garden, filling the room with sunlight and framing lovely views of the greenery beyond.

Outside, a generous stretch of lawn bordered by mature planting creates a peaceful continuation of the home's interior. Its seamless connection to the living space makes it ideal for relaxed summer dining or simply enjoying a quiet moment outdoors.

In the kitchen, a sense of calm and balance continues, with white cabinetry, tiled flooring, and wooden work surfaces adding warmth and contrast. A glazed door also opens to the outdoor space, maintaining a sense of continuity throughout the home.

Both bedrooms are bright and well presented, with the main room featuring a graceful

bay window fitted with plantation shutters, and the second offering a soothing, neutral backdrop. The bathroom, finished in soft tones with tiled walls and a full-sized bath, completes this characterful property, a home that combines period charm with light, inviting spaces and an effortless connection to the outdoors.

Surrounded by leafy open spaces and a friendly village atmosphere, this location offers an enviable balance of nature and city life. Leyton Flats and Hollow Pond sit just a short stroll away, where walking trails and open water provide a peaceful escape on the edge of Epping Forest. Closer to home, Leytonstone High Road offers a lively mix of cafés and independent shops – start your day with coffee and pastries from Wild Goose Bakery or brunch at Out of the Woods. For evenings out, The Red Lion brings together locals with good food and live music, while nearby Wanstead High Street offers boutique shopping and relaxed dining at The Cuckfield.

**WHAT ELSE?**

Leytonstone Underground Station is a 15-minute walk away, offering Central line services that make journeys into the City and West End quick and straightforward. There are also plenty of local bus routes connecting to Stratford, Walthamstow, and beyond, ensuring smooth links across East London. Whether commuting or exploring, this location provides excellent transport options while keeping everything you need within easy reach.



**A WORD FROM THE EXPERT**

"I have called Leytonstone home for five years and have grown to love its eclectic character. From gastro pubs like Leytonstone Tavern and The Red Lion to bistro cafés such as The Wild Goose Bakery and Back to Ours, there is always somewhere new to enjoy. Wanstead Flats offers a peaceful green escape from city life. The area is rich in history, with Grade II listed landmarks including St John's Baptist Church from 1832 and Leytonstone House, once home to Sir Edward Buxton. St Andrew's Church, built in the late 19th century as a memorial to William Cotton, is another striking landmark. On quieter days, Leytonstone Library is a welcoming spot, while Leytonstone Leisure Centre is ideal if you are feeling active. Nearby Wanstead Park has walking trails, cycle paths and lakes, perfect for unwinding. With plenty of bus routes and the Central line close by, the City is only minutes away".

**BEN CHARLETON**  
E11 BRANCH MANAGER

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