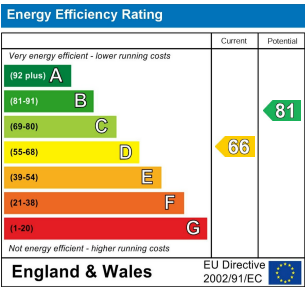




Total Area: 92.0 m² ... 990 ft²

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.



WALLWOOD ROAD, LEYTONSTONE

Offers In Excess Of £500,000 Share of Freehold

2 Bed Apartment



Features:

- Victorian Conversion
- Set over two floors
- Share of Freehold
- Two Double Bedrooms
- Good Decorative Order
- Eat in Kitchen
- Upper Leytonstone Location
- Close to Leytonstone Underground Station

Bright, characterful and full of charm, this tastefully restored two double bedroom period conversion is spread across two floors and showcases a perfect balance of original detail and stylish modern updates. You've got a welcoming dine-in kitchen, a bright and airy reception room, and plenty of storage space throughout.

The location is just as appealing — a 15-minute stroll takes you to the tip of Epping Forest, while the vibrant heart of Leytonstone lies even closer, brimming with cafes, restaurants and independent shops. It's no surprise this pocket of E11 is so highly sought after.

REQUEST A VIEWING
0203 397 2222

E11, E7, E12 & E15
hello11@stowbrothers.com
0203 397 2222

E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

New Homes
newhomes@stowbrothers.com
0203 325 7227

Investment & Development
id@stowbrothers.com
0208 520 6220

Property Maintenance
propertymanagement@stowbrothers.com
0203 325 7228

STOWBROTHERS.COM
@STOWBROTHERS



REQUEST A VIEWING
0203 397 2222

IF YOU LIVED HERE...

If you don't already know this part of East London, you'll quickly see why it's so well loved — think leafy streets, a warm neighbourhood feel, and a cosy position nestled between the buzz of Leytonstone and the calm of Epping Forest.

At home, your reception room is bright and inviting, with considered contrast decor, soft carpeting, generous windows, and charming period features like the fireplace surround and tiled hearth.

At the rear, the dine-in kitchen is smart and contemporary, with plenty of storage and integrated appliances. The bathroom blends modern convenience with classic character, featuring both a clawfoot tub and a walk-in shower.

Upstairs, both bedrooms are good-sized doubles, each with a polished finish — the perfect retreat at the end of the day.

As for the location, you're perfectly positioned to enjoy the eclectic spots found around the nearby Grove Green Road hub, including the Filly Brook, Heathcote & Star and the Northcote Arms — one of our faves. Or foodie highlights off the Leytonstone High Road include hidden gem Panda dim sum and sensational taqueria Homies on Donkeys, which won BBC2's Britain's Top Takeaway. But there's plenty more to

explore, from Leyton's Francis Road to Forest Gate's Winchelsea Road.

Leytonstone tube is only eight minutes away, ensuring you can easily nip to central London on the Central line.

WHAT ELSE?

- As well as being a few minutes to Leytonstone tube for the Central line, Leyton Midland Road station is slightly further in the other direction for the Suffragette line — handy if you want to nip to the Essex seaside or Hampstead Heath.
- Despite the thriving amenities, there's a surprising amount of green space nearby. For instance, head south-east via the Bushwood area — renowned for its wide, tree-lined streets of grand Victorian and Edwardian homes — and you'll find the Wanstead Flats, once the favoured hunting ground of Henry VIII.
- Hop on a bus for a few stops and you'll find yourself in the iconic Olympic Park, and just beyond that, Westfield Stratford, which won't need an introduction. Nearby there's also East Bank, a unique collaboration between world-leading universities, arts and culture institutions, including Sadler's Wells, BBC and V&A.



A WORD FROM THE OWNER...

"We've absolutely loved living here. This flat has been the perfect first home — the rooms are big, and the light that floods in makes it feel so warm and uplifting, even on grey London days.

It's tucked away on a quiet street, but you're only a short walk from Leytonstone tube, so getting into the city is super quick. We've spent countless weekends wandering Epping Forest, and some of our favourite pubs, restaurants, and coffee spots are just around the corner — there's such a good local vibe.

The living room has been our little cosy hub for nights in, and there's plenty of space to host friends too. It's a really comfortable, easy place to live, and we've made so many good memories here. We'll miss it a lot — but we know the next owners will love it just as much as we have."

FOLLOW US ➡ @STOWBROTHERS
STOWBROTHERS.COM