

Total Area: 39.8 m<sup>2</sup> ... 428 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Kitchen/Diner/Reception Room  
10'11" x 19'10"

Bathroom  
6'6" x 7'6"

Bedroom  
10'7" x 10'7"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D	63	63
	(39-54) E		
	(21-38) F		
Not energy efficient - higher running costs	(1-20) G		
England & Wales		EU Directive 2002/91/EC	



## LEMNA ROAD, LEYTONSTONE

Offers In Excess Of £335,000 Leasehold  
1 Bed Flat



### Features:

- One Bedroom Flat
- Set On The First Floor Of A Well Maintained Block
- Open Plan Reception And Kitchen
- Bright Double Bedroom
- Very Well Presented Throughout
- Modern Bathroom
- Ideally Located Close To All Local Amenities
- Short Walk To Leytonstone Station

A bright and well-proportioned one bedroom apartment, set on the first floor of a well maintained block, just a short walk from Leytonstone station. With an open plan reception and kitchen, a generous double bedroom and a modern bathroom, the home is presented in excellent order throughout and perfectly placed for both day-to-day convenience and easy city connections.

REQUEST A VIEWING  
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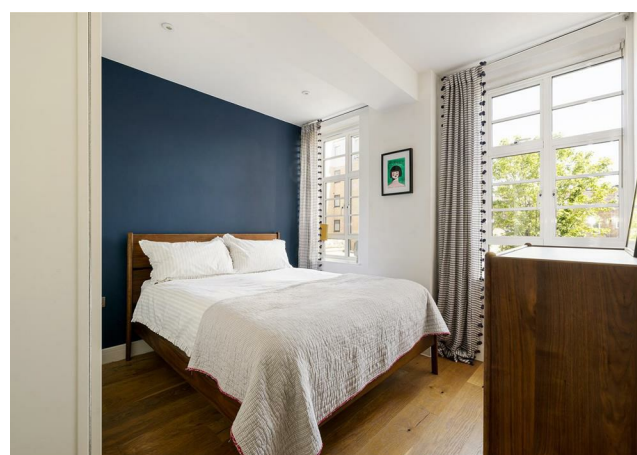
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### IF YOU LIVED HERE...

Your living space would be calm, light-filled and thoughtfully arranged, with an easy flow between lounging, dining and cooking. The open plan reception and kitchen is designed for modern living, with large windows drawing in natural light and a clean, contemporary finish that feels both practical and considered. It's a space that adapts effortlessly, whether you're starting the day slowly or winding down in the evening.

The double bedroom offers a peaceful retreat, with soft natural light and well-judged proportions, while the

bathroom is sleek and modern, echoing the home's carefully maintained feel. Being set on the first floor of a well kept block brings a sense of quiet reassurance, making this an easy place to settle into and feel at home.

### WHAT ELSE?

Just a short walk to Leytonstone station for Central Line connections into the City and West End. Ideally located close to local shops, cafés and everyday amenities.

Within easy reach of Wanstead Flats and Epping Forest for wide open green space. A well connected East London setting with a good balance of calm and convenience.



### A WORD FROM OWNER..

"I've loved living in Robart House and Leytonstone for the past 5 years. What drew me to the flat was the modern, high spec finishes, beautiful wooden floors and large windows that flood the space with natural light. Everything you need is on your doorstep here. The central line is a short walk away, there are lots of buses and the overground just 15 minutes down the road. It makes getting into the city very quick and convenient. Alongside the great transport links, Leytonstone also has lots of large green spaces nearby with Hollow Ponds and Wanstead Flats. There are a wide range of amenities nearby, with three supermarkets a stones throw from the flat, a pure gym on the high road, as well as plenty of pubs and restaurants to choose from. I've spent many evenings enjoying a pint with friends in the Red Lion or the North Star, tacos from Homies on Donkeys and a Yard Sale Pizza."

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