

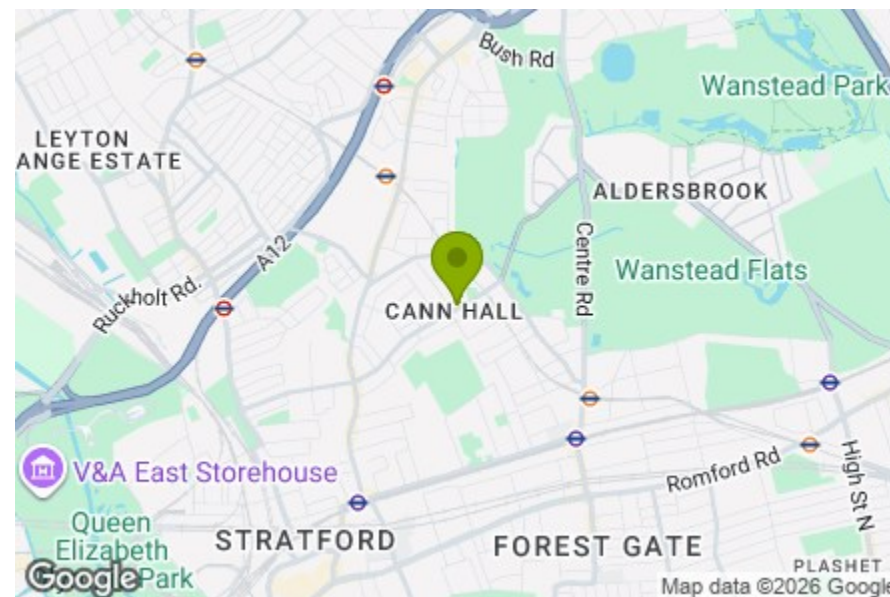
Reception Room
10'7" x 16'7"

Kitchen
9'3" x 10'7"

Shower Room
5'5" x 6'11"

Bedroom
9'10" x 12'4"

Garden
15'5" x 40'8"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



CANN HALL ROAD, LEYTONSTONE

Offers In Excess Of £400,000 Share of Freehold 1 Bed Flat



Features:

- One Bedroom Flat
- Ground Floor
- Private Garden
- Beautifully Renovated By The Current Owner
- Spacious Bay Fronted Reception With Bespoke Cabinetry
- Stylish Fully Integrated Kitchen
- Built In Wardrobes
- Modern Bathroom With Walk In Shower
- Short Walk To Wanstead Flats
- Close To Forest Gate and Wanstead Park Stations

Positioned on Cann Hall Road, just moments from Wanstead Flats, this beautifully renovated one bedroom ground floor flat combines elegant interiors with a generous private garden. Beautifully updated by the current owner, it's perfectly placed for enjoying the best of E11, with Forest Gate and Wanstead Park stations both within easy reach, alongside an ever-growing collection of independent cafés, restaurants and open green spaces.

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IF YOU LIVED HERE...

Step inside and a welcoming hallway leads you through this thoughtfully renovated home. At the front, the spacious bay fronted reception is filled with natural light from the large bay window, while bespoke cabinetry provides both practical storage and an attractive focal point. The calm palette and carefully chosen finishes create a relaxed atmosphere that's perfect for everyday living.

The stylish fully integrated kitchen sits just beyond the reception, with sleek cabinetry, integrated appliances and well-planned storage creating a clean, contemporary finish. From here, a door leads directly out to the private garden, where a paved seating area gives way to a generous lawn bordered by established planting. It's a lovely extension of the home and an ideal place to enjoy a morning coffee, entertain friends or simply relax with a book on a sunny afternoon.

Further along the hall, the modern bathroom has been beautifully

designed with a generous walk in shower and understated fittings. At the rear, the double bedroom benefits from built in wardrobes, making excellent use of the space while keeping the room feeling calm and uncluttered.

WHAT ELSE?

- Wanstead Flats is only a short stroll away, offering hundreds of acres of open green space for walking, running and weekend picnics, while nearby Wanstead Park is home to ornamental gardens, woodland trails and picturesque lakes.
- Forest Gate station provides fast Elizabeth line services into the City, while nearby Wanstead Park Overground offers easy connections across East London, making commuting straightforward.
- This part of E11 has a fantastic choice of independent favourites nearby. Start your day with coffee and pastries at Joyau, enjoy brunch at The Wanstead Kitchen, or spend an evening exploring the excellent food and drink spots beneath the Winchelsea Arches in nearby Forest Gate.



A WORD FROM THE OWNER...

"This home found me at exactly the right time. It was neglected and in need of a complete transformation and turning it into a home that feels calm, welcoming and thoughtfully designed has been one of the most rewarding things I've ever done.

Life here is full of small joys - morning coffee from across the road, long walks with the dog on Wanstead Flats, evenings chatting with friends in the garden, and being part of a genuinely warm and friendly community. There's a wonderful sense of connection here to nature, to neighbours, and to everything that makes this part of east London so special.

Leaving is bittersweet because this flat has given me so much. I hope whoever comes next falls for it in the same way I did and creates their own happy chapter here."

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