

Kitchen / Reception Room
16'4" x 15'2"

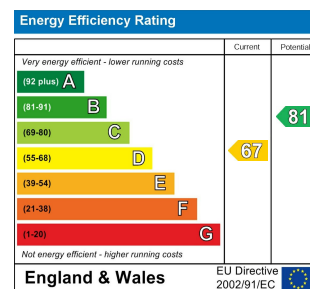
Bathroom
6'6" x 5'6"

Bedroom
12'5" x 9'7"

First Floor

Total Area: 38.6 m² ... 416 ft²

All measurements are approximate and for display purposes only



BROCKWAY CLOSE, LEYTONSTONE

Offers In Excess Of £290,000 Leasehold
1 Bed Flat



Features:

- One bedroom apartment
- Recently refurbished by the current owners
- Purpose Built Block
- Large double bedroom
- Well Located for the Overground and Tube
- A Short Walk to Wanstead Flats

Lovingly refurbished by the current owners, this beautifully presented one-bedroom apartment is located in a secure, purpose-built modern block. It is ideally situated just a short walk from the expansive green space of Wanstead Flats and close to all the amenities on Leytonstone High Road, with easy access to both Leytonstone station on the Central Line and Leytonstone High Road Overground station on the Suffragette Line.

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IF YOU LIVED HERE...

This beautifully designed first-floor apartment sits in a secure, modern low-rise block, offering both style and practicality. Covering 415 sq ft, every inch of space has been thoughtfully used to create a home that feels both spacious and inviting.

Step inside, and you'll find a bright, open-plan kitchen and reception area. The warm herringbone wood flooring runs throughout, seamlessly connecting each room. A deep, calming blue marks out the lounge area, contrasting beautifully with the crisp white of the kitchen/diner. The kitchen itself is a standout feature, with coordinated rich blue cabinetry, brass handles, and walnut countertops. A Bosch oven and integrated appliances keep everything sleek and clutter-free, while the U-shaped layout maximizes the workspace. The extended countertop doubles as a handy breakfast bar—perfect for casual meals or a morning coffee whilst extending your storage space too. With two large windows, natural light pours in, keeping the space bright and airy. There's even room for a dining table and chairs, making it ideal for entertaining. Two discreet built-in full height cupboards provide extra storage without compromising on style.

The bathroom is fresh and modern, featuring a white suite with a bath/shower combination and a rainfall showerhead. Large grey tiles, a mirrored cabinet, and a vanity-mounted sink add a sophisticated touch, while the frosted window ensures

privacy and natural light.

The double bedroom, covering 122.5 sq ft, is a peaceful retreat. Soft blush tones create a warm and restful atmosphere, and with its large south-facing window, you'll wake up to the first light of the day and enjoy natural brightness well into the evening.

This apartment is a perfect blend of smart design, comfort, and contemporary style—ready for you to make it your own.

WHAT ELSE?

- Location is everything, and here you'll find yourself effortlessly connected- just a short stroll to Leytonstone tube station, bus routes, and cycling paths, ensuring seamless travel into the City and beyond. The central line takes you to Stratford in 6 mins, Liverpool Street in 12 mins and the West End in 30 mins. The Suffragette line from nearby Leytonstone High Road station is also easily accessible.
- For everyday essentials, High Road Leytonstone is on your doorstep, featuring a fantastic mix of trendy cafés, popular restaurants, and well-known supermarkets, including a Tesco Superstore and Aldi.
- Nature lovers will adore the nearby green spaces, including the vast and scenic Wanstead Flats- perfect for morning jogs, weekend picnics, or simply unwinding in the fresh air.
- When it's time for some retail therapy, Westfield Stratford City, Europe's largest shopping mall, is just around the corner with all your favourite brands under one roof. Movie buffs will love the choice of its 20-screen cinema complex too.



A WORD FROM THE OWNER...

"A lot of hard work and determination has gone into making this flat a home, which is now our little sanctuary. We have been here for almost four years and we love it. Leytonstone has developed a lot in the past few years, and we have really enjoyed living here and seeing how the neighbourhood has changed for the better. You get the best of both worlds for London, the city centre is 20 minutes away, and there is loads of outdoor space to enjoy."

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