



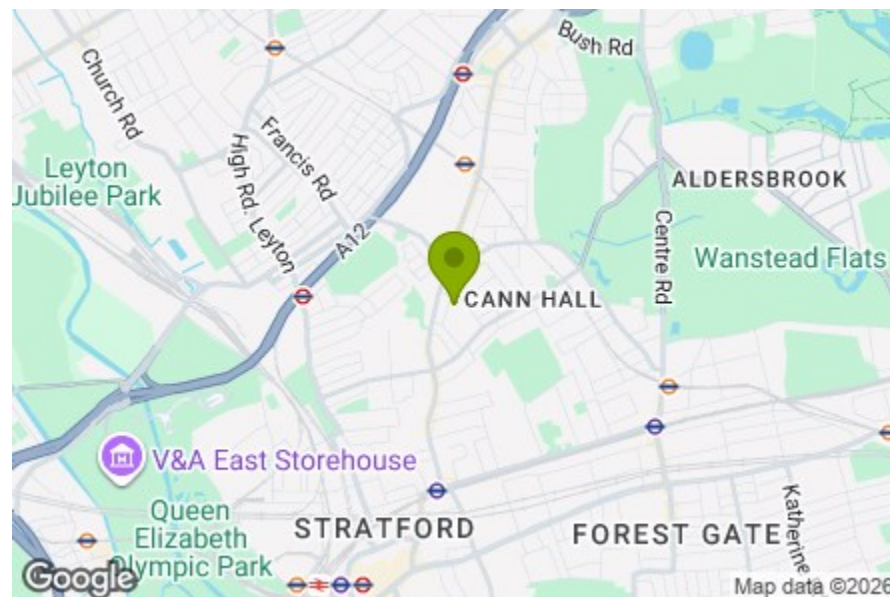
Kitchen/Reception  
14'11" x 15'6"

Bathroom  
9'7" x 6'1"

Bedroom  
9'5" x 13'10"

Total Area: 46.4 m<sup>2</sup> ... 499 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	58
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC



## ELSHAM ROAD, LEYTONSTONE

Guide Price £325,000 Leasehold  
1 Bed Flat



### Features:

- First Floor Flat
- Chain Free
- Newly Refurbished
- Close to Wanstead Flats
- Open Plan Living Room
- One Double Bedroom
- Close to Leytonstone High Road
- new 148 year lease
- Planning submitted for loft conversion
- Loft space and licence for alteration included in sale.

Set on the first floor, this newly refurbished flat brings together fresh finishes and a thoughtfully arranged layout, centred around an open-plan living room that feels immediately welcoming. The double bedroom offers a peaceful retreat, while its chain-free status adds ease for those looking to move smoothly. With Leytonstone High Road close by for everyday essentials and eateries, and the wide, open landscapes of Wanstead Flats within easy reach, the setting balances convenience with the appeal of expansive green surroundings.

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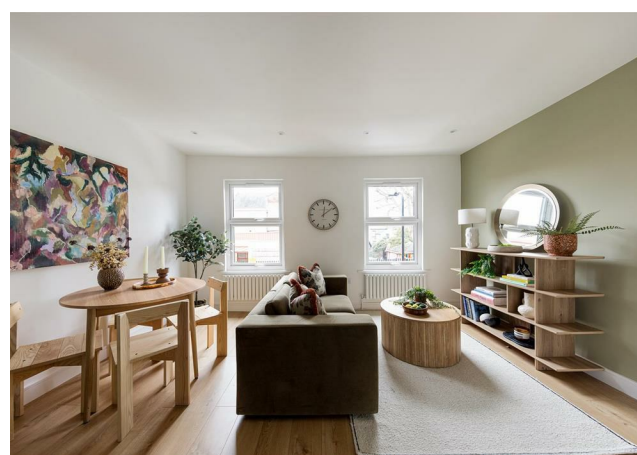
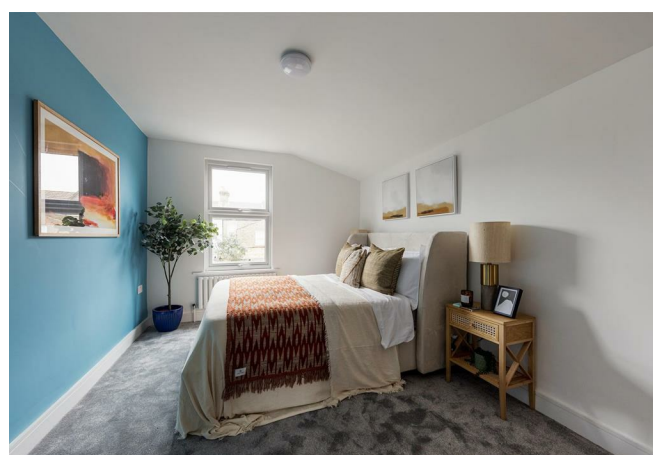
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#### IF YOU LIVED HERE...

Stairs rise to a welcoming hallway where soft new carpeting and gentle tones create an immediate sense of ease. The crisp balustrade frames the staircase neatly, and a window ahead introduces a pleasing glow that carries through to each room. This subtle continuity gives the landing a graceful rhythm as it leads you towards the main living areas.

The kitchen/reception room brings together refined finishes and an effortlessly contemporary feel. Timber flooring runs the length of the room, lending warmth to the clean-lined layout, while two well-proportioned windows draw in abundant natural light. Cabinetry in a muted shade provides an elegant contrast to the otherwise neutral palette, and the streamlined arrangement creates many options for arranging dining and seating without interrupting the room's gentle flow. Thoughtful detailing ensures the whole setting feels polished yet comfortable, offering an inviting backdrop for daily living.

The bedroom continues the home's fresh, composed aesthetic. A window frames a pleasant view and introduces a soft, natural brightness, complemented by plush carpeting that adds depth and comfort. Its generous proportions make it easy to furnish in a variety of ways, creating a restful retreat.

The bathroom is beautifully finished in smooth, contemporary surfaces, with large-format tiling giving a seamless feel throughout. A window brings a gentle wash of daylight across the room, balancing the understated palette. Clean-lined cabinetry and matte black accents contribute to a quietly modern character, resulting in a harmonious setting designed for everyday comfort.

The surrounding neighbourhood offers a relaxed yet lively rhythm, with independent cafés, green expanses and well-loved local spots all within easy reach. You might start your day with a visit to Tamping Grounds before wandering across Wanstead Flats, the vast stretch of Epping Forest that brings a refreshing sense of openness to the area. Everyday essentials and local amenities are found along Leytonstone High Road, while the Leytonstone Tavern is close by for comfortable suppers or an easy evening out. The Forest Gate Railway Arches add real character, home to spots such as Wild Goose Bakery for fresh pastries and Wanstead Tap for craft drinks and community events. Francis Road's pedestrian-friendly parade offers Marmelo Kitchen's seasonal dishes, Yardarm's much-loved wine selection and a weekend market that brings a friendly, village-like feel.

#### WHAT ELSE?

Transport connections are convenient and straightforward, with Leytonstone High Road Station around a 15-minute walk for Overground links across the city. Leyton Station sits a little further on, offering Central line access for direct journeys into central London. Together, they provide reliable options for commuting and weekend exploring, keeping the area well connected while retaining its relaxed, residential feel.



#### 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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