



Reception Room
16'3" x 13'7"

Bedroom
10'4" x 11'1"

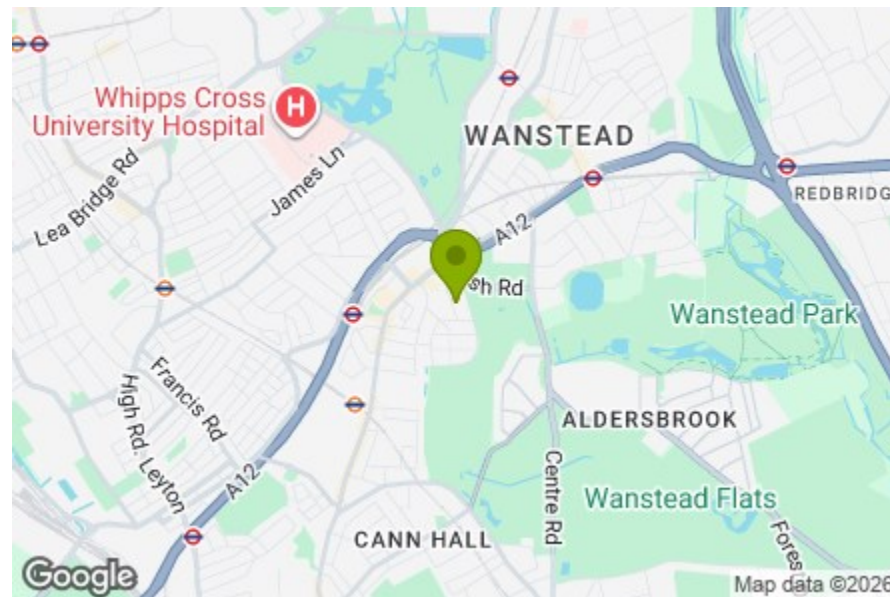
Bathroom
5'7" x 5'9"

Kitchen
8'6" x 8'11"

Bedroom
11'7" x 9'11"

Total Area: 63.2 m² ... 680 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.



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



BEACONTREE ROAD, LEYTONSTONE

Offers In Excess Of £500,000 Share of Freehold
2 Bed Apartment - Conversion



Features:

- Period Conversion
- Large Bay Fronted Reception
- Two Double Bedrooms
- Share of Freehold
- Bushwood Location
- Moments From Leytonstone Station
- Separate Kitchen
- No Ground Rent or Service Charge
- Expansive Green Space Nearby
- Quiet Residential Street

A characterful two-bedroom period conversion in the sought-after Bushwood neighbourhood of Leytonstone, set on a quiet residential street moments from Leytonstone Station and Wanstead Flats. Here you have the cafés, shops and everyday essentials of the High Road within easy reach, it's a property which offers a lovely balance of calm and connection.

REQUEST A VIEWING
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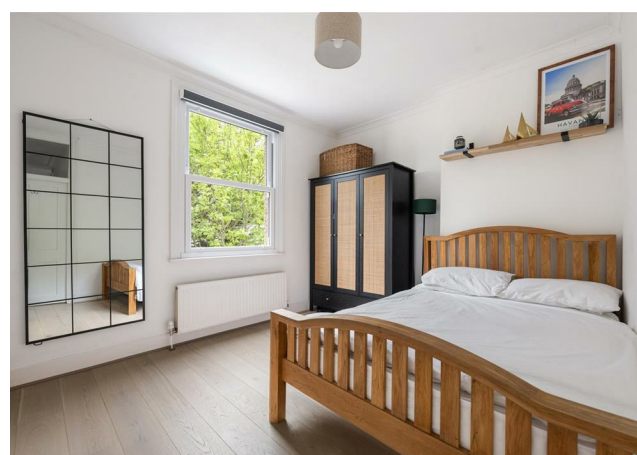
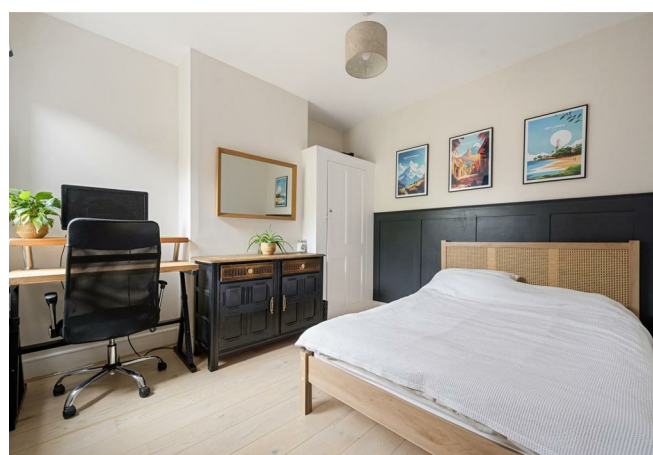
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IF YOU LIVED HERE...

Set on the first floor, the apartment unfolds from its own hall and stairs into a bright, well-proportioned layout. The large bay-fronted reception sits at the front, with plantation shutters, pale flooring, period detailing and a handsome feature fireplace bringing warmth and character to the space.

The separate kitchen is tucked neatly along the hall, finished with white cabinetry, wood worktops, green metro tiling and a window over the sink. There are two double bedrooms, both calm and comfortable, with soft neutral tones and space for freestanding furniture, while

the bathroom is finished with classic tiling, black fittings and a shower over the bath.

The property also comes with a share of freehold, with no ground rent or service charge.

WHAT ELSE?

Leytonstone Station is moments away, giving you Central line connections into Stratford, Liverpool Street and the West End.

Bushwood is loved for its quieter residential feel, with Wanstead Flats nearby for big skies, weekend walks and a proper stretch of green.

Leytonstone High Road is close by for independent cafés, pubs, local shops and everyday amenities.



A WORD FROM OWNERS...

"We have really enjoyed living in Leytonstone for the past three years - it's been a great place for us to call home. One of the best things has been the neighbours; everyone's been really friendly and welcoming, which makes a big difference day to day. Bushwood has a real village feel to it, which we've loved.

We've also enjoyed being close to green spaces like Wanstead Flats and Epping Forest. It's perfect for getting out for a walk, and we've got into the routine of doing Parkrun every Saturday, which we'll definitely miss (as well as a regular pint at the The North Star).

Another big plus is how easy it is to get into work. The Central Line makes getting into the City really quick and straightforward.

All in all, it's been a really nice mix of friendly people, green space, and great connections, and we've genuinely loved living here."

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