

Reception room  
13'8" x 11'1"

Kitchen  
10'10" x 6'11"

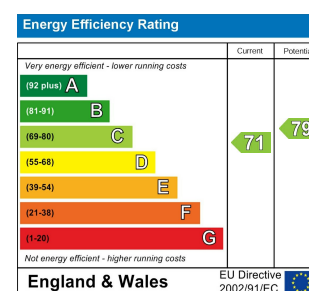
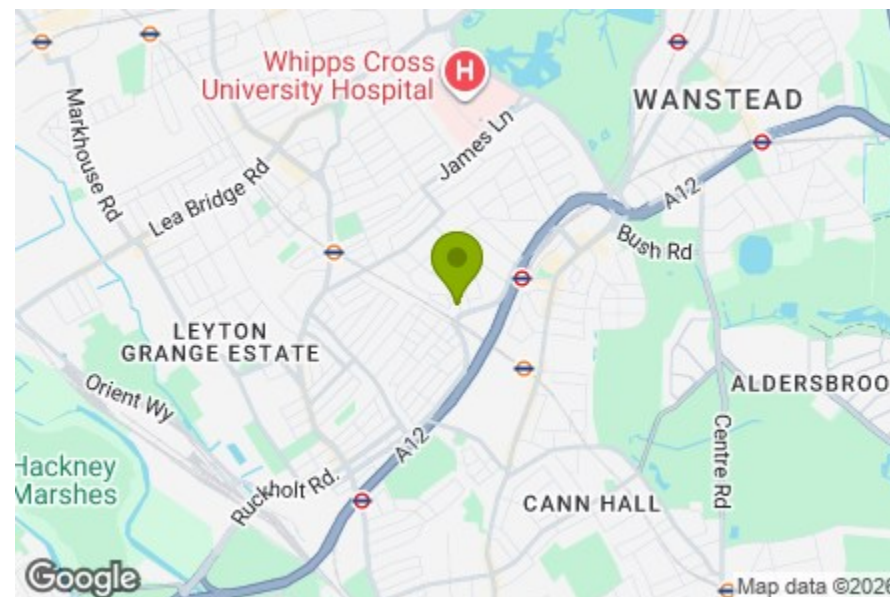
Bathroom  
7'8" x 6'11"

Bedroom  
12'1" x 7'8"

**First Floor**

Total Area: 42.6 m<sup>2</sup> ... 458 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



## SOUTHWEST ROAD, LEYTONSTONE

£315,000 Leasehold  
1 Bed Apartment - Conversion



### Features:

- One Bedroom Flat
- First Floor
- Period Conversion
- Chain Free
- Desirable Leytonstone Location
- A Short Walk to Leytonstone Tube
- Well Presented

Set within an attractive period conversion, this well-presented one-bedroom flat occupies the first floor of a classic Victorian property in one of Leytonstone's most sought-after areas. Offered chain free, it's an excellent opportunity for first-time buyers or investors seeking a straightforward purchase. The property combines generous proportions with plenty of natural light and a fresh, well-maintained finish. Just a short walk from Leytonstone Underground Station, it blends period character, modern comfort and easy access to the area's vibrant amenities.

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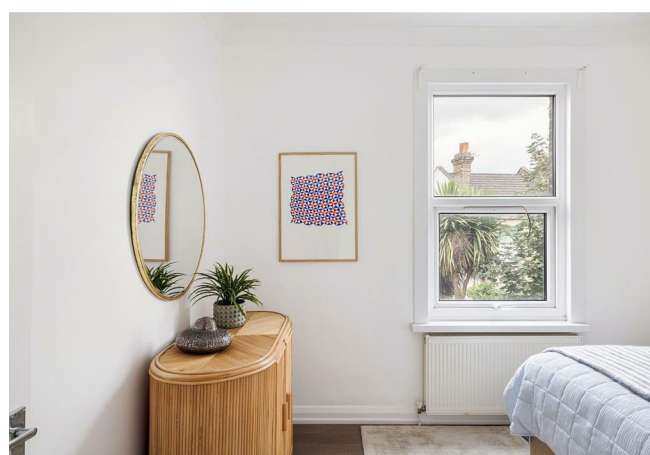
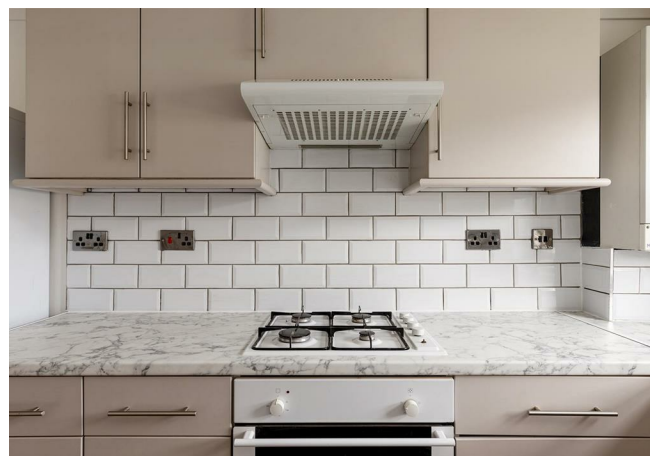
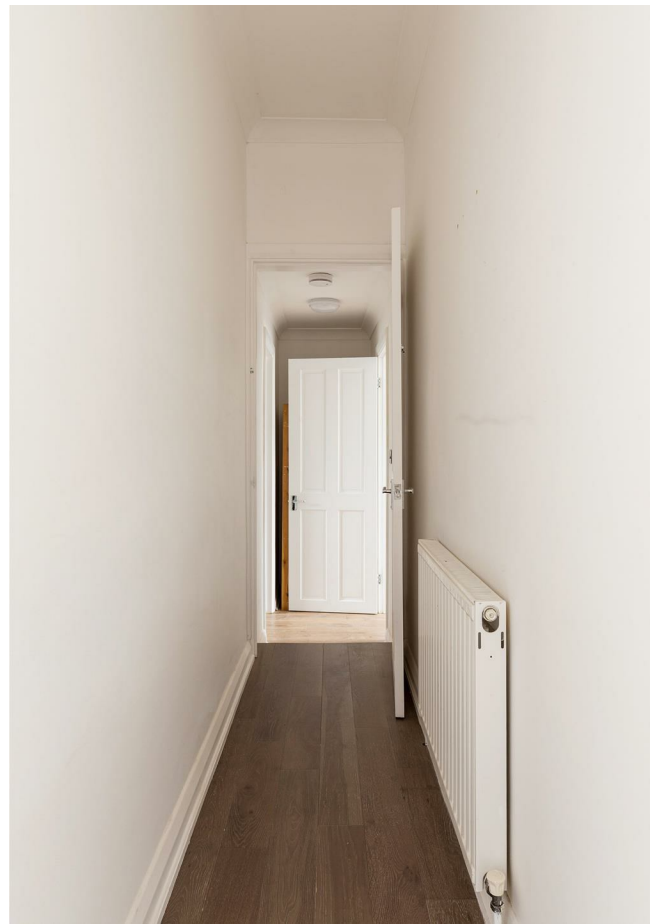
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#### IF YOU LIVED HERE...

This attractive Victorian terrace showcases a timeless brick façade, its arched doorway framed by ornate plasterwork and traditional bay windows adding charm and character. A tiled pathway leads to a smart black front door, offering a graceful first impression that reflects the home's classic period appeal.

Inside, the hallway leads through a thoughtfully arranged first floor with a light-filled reception room where twin windows draw in an abundance of natural light. The white walls and warm-toned flooring create an elegant balance, providing a welcoming setting suited to both relaxing evenings and casual entertaining.

The double bedroom enjoys a peaceful atmosphere, with a large window bringing in soft daylight and views of greenery beyond. Its simple décor and rich wood flooring combine to form a restful and tranquil space.

The kitchen is light and well-finished, featuring modern cabinetry, marble-effect surfaces and classic metro tiling for a clean, refined look. The wood-style floor complements the neutral palette, while the generous window keeps the space airy and uplifting.

The bathroom continues the home's bright and soothing aesthetic, with soft neutral wall tiles, a bath with overhead shower, and warm flooring underfoot creating a serene environment.

Altogether, this neatly finished home combines the grace of its period exterior with fresh, contemporary interiors, making it an appealing choice for anyone seeking style

and comfort within a classic Victorian setting.

The surrounding area offers a lively mix of independent spots, leafy walks and a strong sense of community. Just a short stroll away, pedestrianised Francis Road is a beloved local destination, home to artisan cafés, independent boutiques and relaxed eateries. Yardarm serves excellent wine and small plates, Marmelo offers seasonal dishes with a creative twist, and The Northcote Arms remains a favourite for a laid-back pint. The weekend market adds further charm, bringing together local makers and produce. For a change of scene, Out of the Woods is a cosy spot for brunch or coffee, while Leytonstone High Road offers the inviting Wild Goose Bakery, authentic Italian flavours at Bocca Bocca, and the lively Red Lion pub with regular music nights.

A little further on, Wanstead Flats, part of Epping Forest, provides acres of open green space perfect for long walks, picnics or a breath of fresh air just moments from home.

**WHAT ELSE?**

Transport connections are excellent, with Leytonstone Station just over five minutes away, providing swift Central line links into the City and West End. For Overground services, both Leytonstone High Road and Leytonstone Midland stations are just over ten minutes from the doorstep, offering straightforward routes across East and North London. Regular bus services also run nearby, keeping the wider area easily accessible.



#### A WORD FROM THE EXPERT...

"Leytonstone is a unique, eclectic area, with great gastro pubs like Leytonstone Tavern and The Red Lion to bistro cafés like The Wild Goose Bakery and Gray, along with the open green space of Wanstead Flats, a serene getaway from the hustle and bustle of urban life. The area is full of history, with interesting, beautiful Grade II listed buildings like St John's Baptist Church (built in 1832) and Leytonstone House, the 18th-century home of Sir Edward Buxton, notable MP and conservationist. There's also St Andrew's Church, built in 1886-1893 as a memorial to local philanthropist William Cotton. Leytonstone Library is a great place to visit if you're feeling studious and Leytonstone Leisure centre is close by for the more actively minded. Wanstead Park, in the former grounds of Wanstead House, takes in walking trails, cycle paths and several ornamental lakes — a great place to relax, exercise and soak up some local history. With an array of buses and the Central line underground station close by, you can be in the City and surrounding areas within minutes."

JOSEPH EARNSHAW  
E11 BRANCH MANAGER

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