

Bulwer Court Road, Leytonstone, London, E11

DIMENSIONS

In The Owners Words...

"Our favourite thing about this amazingly located flat is waking up to a garden of trees which is so rare in London, giving the experience of living in a forest. It's only a short walk to the restaurants and shops on Leytonstone high street and for the gourmet it is only a 30minute walk to Walthamstow village. Make sure to catch a screening of a Hitchcock film in the Leytonstone church yard it's so romantic and atmospheric."

Dimensions:

Communal Entrance

Via communal front door leading into:

Communal Hallway

Door leading to flat.

Entrance

Via flat entrance door leading into:

Entrance Hallway

Door to all rooms.

Reception Room

13'10 x 10'10

Kitchen

9'7 x 8'2

Door to balcony.

Bedroom One

11'4 x 10'10

Bedroom Two

12'11 x 8'4

Bedroom Three

9'7 x 6'11

Bathroom

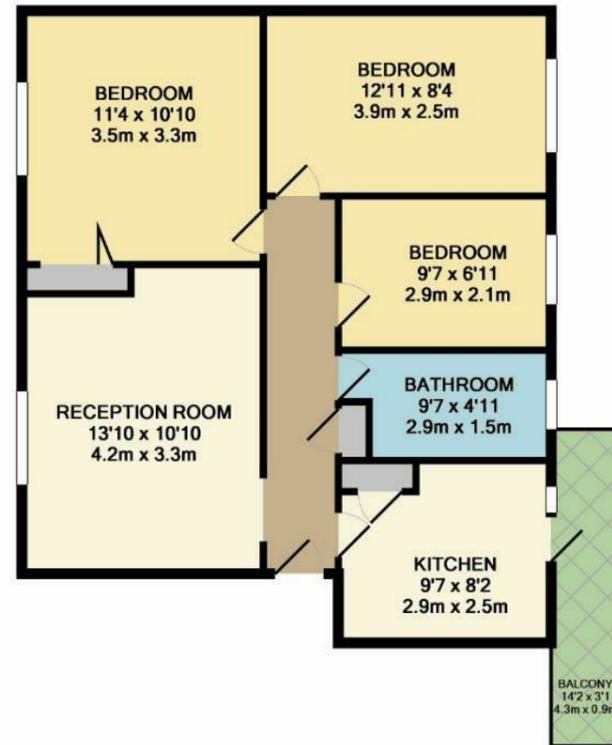
9'7 x 4'11

Balcony

14'2 x 3'1

Communal Garden

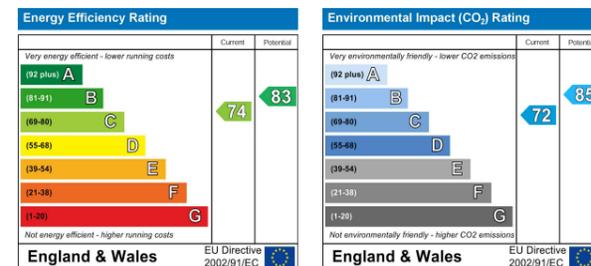
FLOORPLAN



TOTAL APPROX. FLOOR AREA 628 SQ.FT. (58.3 SQ.M.)

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.
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EPC CHART



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ESTATES 10

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ESTATES 10

LEYTON & LEYTONSTONE'S ESTATE AGENT



Bulwer Court Road, Leytonstone, London, E11

Price £370,000

Leasehold

FOR SALE

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- Purpose Built First Floor Flat
- Three Bedrooms
- 14'2 x 3'1 Balcony
- Double Glazed
- Council Tax Band: C
- 0.3m To Leytonstone Tube Station
- Close Proximity To Local Amenities
- Close To Hollow Pond Boating Lake
- Communal Garden
- 628 Sq Ft (58.3 Sq M)

This sensationally presented flat, perched on the borders of E11 and E10, is frankly one of the most stylish properties we've seen this year.

Every inch of the 600 plus square feet of space shows a laser like attention to detail and presentation, resulting in a simply stunning home. From the clever use of a wide and vibrant colour palette on the walls, to the richness of the herringbone flooring in the lounge, every aspect comes together to give a real feeling of warmth to this flat.

All of the rooms sit off the central hallway as you come through the entrance door. To your immediate left is the aforementioned lounge, and to your right its "partner in crime", the wonderful fitted kitchen. These two rooms compliment each other perfectly, and it's easy to imagine rustling up a storm in the latter whilst your guests relax in the former...

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...At the far end of the hallway sit the three bedrooms. Each of these well-proportioned rooms is individually and beautifully presented, with that clever use of colour again very evident in each. The internal spaces are completed by the family bathroom, which like the rest of this flat is again immaculately presented.

To the rear of the property sits the communal gardens, which are amongst the largest we think we've ever seen. Dotted with benches and tables to relax or dine at, with plenty of shade thanks to the mature trees, this is a real oasis from the stresses of everyday life.

A truly wonderful home for it's next lucky owners...



OK, so we've told you about the flat - now what about the location? Well, this property is as brilliantly located as it is fabulously presented. A gentle stroll down the road to Leytonstone Central Line station means the daily commute is a breeze. And when it comes to the weekend, well there's more stuff to do than there are days, hours and minutes to cram it all into. Head down to Leytonstone High Road, grab a coffee, and then it's over to Hollow Ponds for the morning constitutional. On the way back pop into The Birds or The Red Lion for a bite to eat (making a note of what guest beers are on tap for later) and then home to recover. But not for too long - there's loads to pack in during the evening. Either head back E11 way to try out those guest beers, or maybe head in the other direction, where the delights of Francis Road and the rest of E10 are also within easy walking distance. You could perhaps pop to the local to meet up with friends, before jumping on the Tube to Westfield for a night at the movies or dinner. It's all here within easy reach - all you've got to do is decide what to do first...

