

# Settle.



A photograph of a modern kitchen. It features light-colored, minimalist cabinetry with glass-fronted display units. A large, light-colored refrigerator is positioned on the right. The kitchen is well-lit with recessed ceiling lights. In the foreground, a dining table with chairs is partially visible.

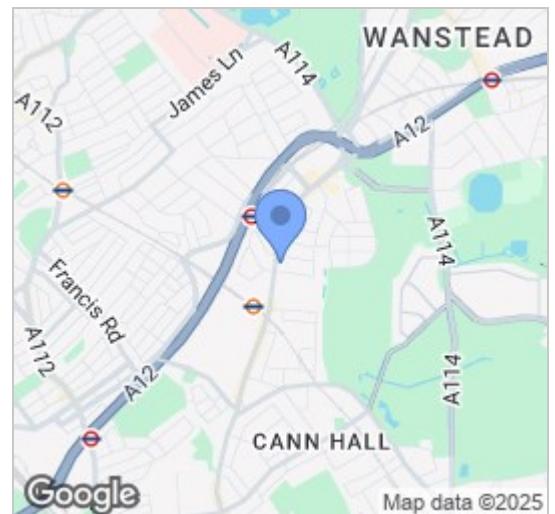
High Road Leytonstone  
, London, E11 3DA  
Offers in excess of £340,000



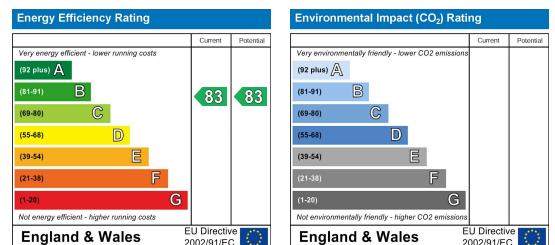
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Settle Office on 0208 124 2522 if you wish to arrange a viewing appointment for this property or require further information.

- Private Balcony
- First Floor Apartment
- Well Presented Throughout
- Ideal Location
- 0.4m To Leytonstone High Road Station
- Open Plan Kitchen/Reception Room
- One Double Bedroom
- 0.2m To Leytonstone Underground Station
- Perfect For First Time Buyers
- 539 Sq ft (50 SQ M)



Set on the first floor of this highly sought after modern development just a short stroll away from Wanstead Flats, is this immaculately presented one-bedroom flat. The impressive living area is the main entertaining space and features large floor to ceiling sliding doors that flood the room with natural light and lead out to a private balcony. Further benefits include a contemporary, mostly integrated kitchen with oak style worktops, hob and oven. A large main bedroom and a stylish, fully tiled bathroom completes this charming flat.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.