

Total Area: 45.2 m² ... 487 ft²
All measurements are approximate and for display purposes only.

Reception
15'1" x 11'6"

Bedroom
12'3" x 10'2"

Bathroom
8'2" x 5'9"

Kitchen
9'2" x 6'6"



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		70	76
		EU Directive 2002/91/EC	



HOLLYBUSH HILL, WANSTEAD

Offers In Excess Of £340,000 Leasehold
1 Bed Flat



Features:

- Lower Ground Floor Flat
- One Bedroom
- Close to to Leytonstone Station
- Victoria Conversion
- Close to Hollow Ponds
- Good Decorative Order

A bright and charming one bedroom flat, occupying the expansive lower ground floor of a substantial Victorian conversion. You have the epic open greenery of Leyton Flats just over the road, and Leytonstone tube is ten minutes on foot.

You've got so many highlights on your doorstep ñ the Sir Alfred Hitchcock Hotel is just a half a mile on foot, overlooking Leyton Flats and the perfect place to watch the sun go down over the trees.

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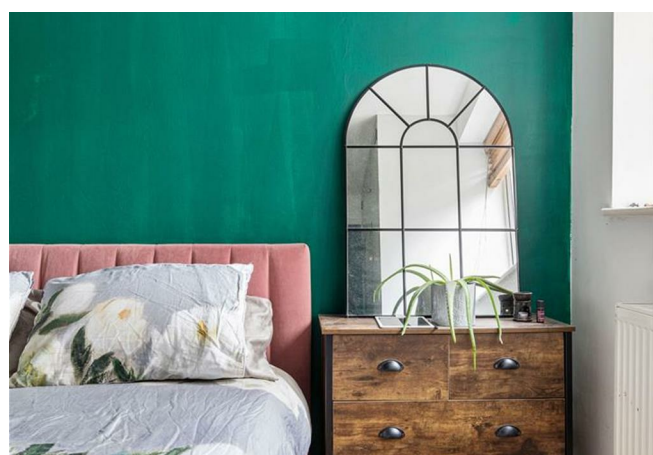
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REQUEST A VIEWING
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IF YOU LIVED HERE...

You'll step through your dedicated front door, nicely secluded at the bottom of a private set of steps, and find your generous, 175 square foot front reception on the left. It's a charming space, with a love seat in the bay window, itself handsomely dressed in bistro shutters. Blonde engineered hardwood runs underfoot and everything's finished in striking sky blue up to the picture rail.

Exploring further, your kitchen's a handsome affair in cream and slate grey, with integrated appliances and downlighting. To the rear, your bathroom features a heated chrome towel rail and oversized teardrop shaped tub, below a shower. Finally, your bedroom's an impressive double of 125 square feet, with characterful integrated floor to ceiling storage, blonde hardwood floors and a striking forest green paintjob.

Outside and, as noted, it's barely a half mile on foot to Leytonstone tube station, for speedy direct connections to the City and the West End via the Central line. Liverpool Street is just

fourteen minutes ride and Tottenham Court Road a mere twenty three. If you're staying local then Wanstead High Street is within easy walking distance, the heart of this bustling East London Village with a wide range of cafes, restaurants and gastrobars.

WHAT ELSE?

- Hollow Ponds, made famous by local boy Damon Albarn, is well worth the fifteen minute stroll. Here you can hire a row boat and explore the waterways in the company of friendly ducks.
- Starting across the road, Leyton Flats gives way to Epping Forest and eventually Highams Park. You can wander for miles and forget you're in London.
- There are plenty of fine candidates for your new local, but be sure to check out The Cuckfield, a lovely former Coaching Inn on Wanstead High Street just a half mile on foot.



A WORD FROM THE OWNER...

"Wanstead is a lovely area with a great community vibe and plenty of independent shops and pubs. The flat is very well kept, It has a lot of character and original features while also benefitting from modern appliances. When I moved in I was very pleased with the amount of light it gets even though it's on the lower ground. It's very well sheltered from the main road meaning it does not get traffic noise. I will miss living here."

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