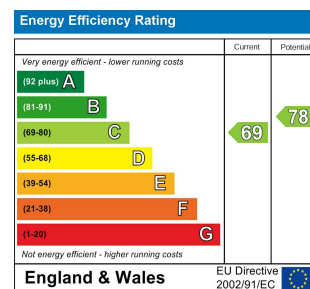
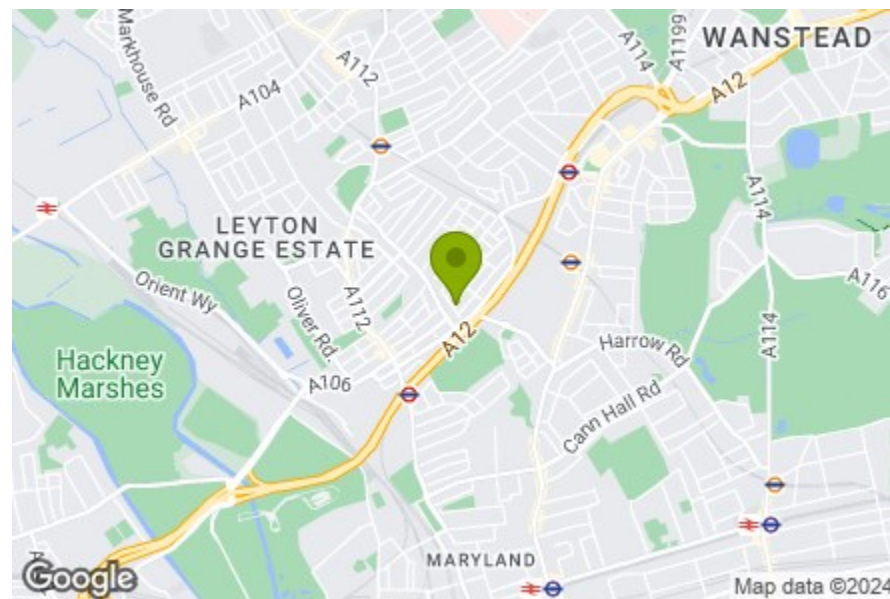


- Bedroom
14'1" x 13'0"
- Reception Room
14'6" x 10'11"
- Kitchen
10'11" x 6'5"
- Bathroom
9'11" x 6'4"
- Bedroom
11'0" x 10'11"
- Bedroom
10'8" x 8'5"
- Garden
21'3" x 16'4"



PEARCROFT ROAD, LEYTONSTONE

Offers In Excess Of £500,000 Leasehold 3 Bed Apartment - Conversion



Features:

- Three Bedroom Period Conversion
- Modern Kitchen and Bathroom
- Bay Fronted
- Chain Free
- A Short Walk to Leyton Tube
- Moments to Francis Road
- Private Garden

This beautifully-restored three-bedroom ground floor Victorian conversion is an excellent find thanks to its traditional features, separate kitchen and reception, south-facing garden and impressive location right in the heart of one of the most sought-after parts of Leyton.

In fact, you're spoiled for choice when it comes to food and drink-based perks. What's more, Leyton tube is around ten minutes away on foot, so you can easily nip into central London. It's on the market chain-free, too.

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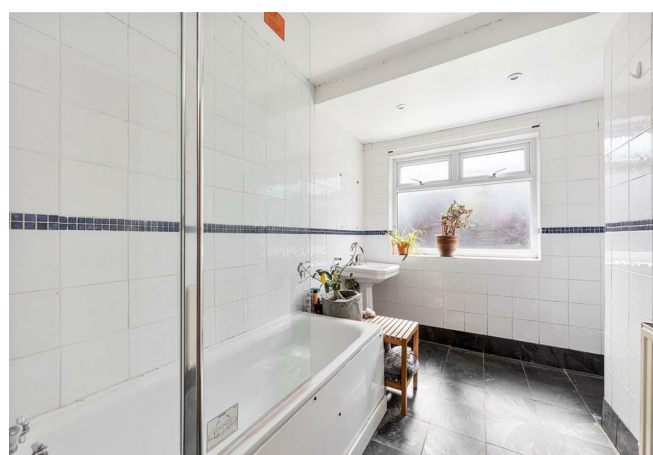
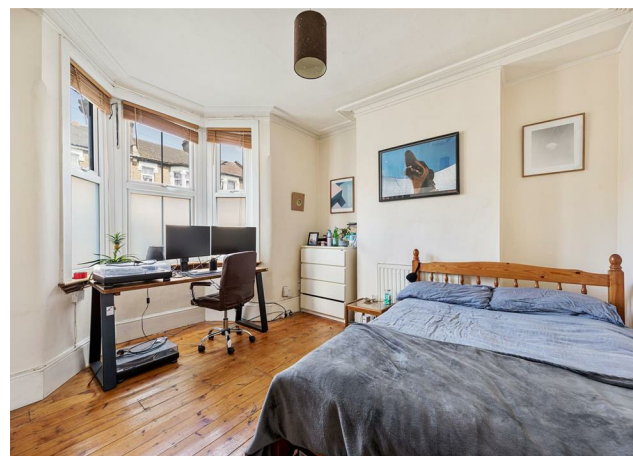
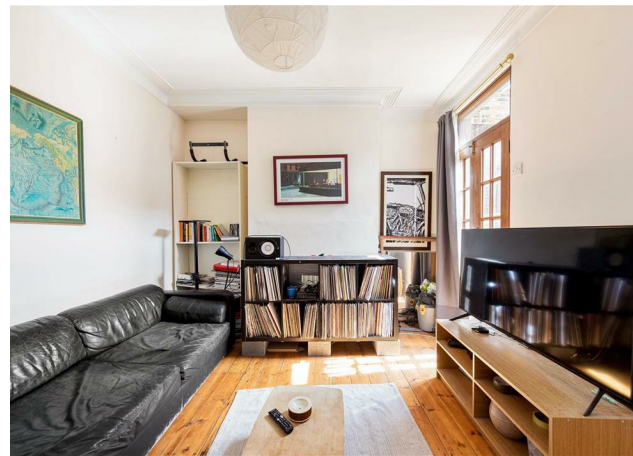
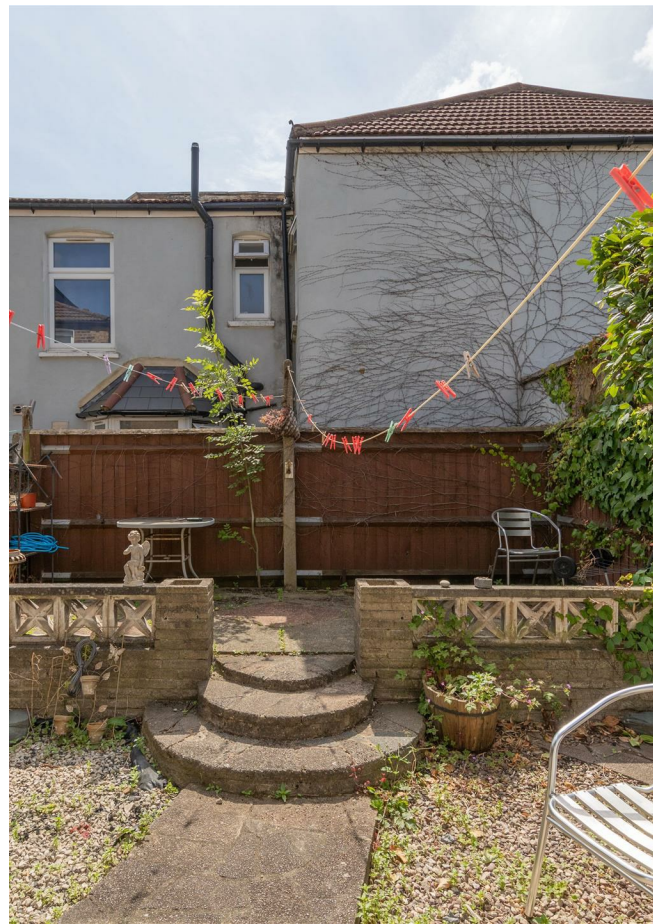
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IF YOU LIVED HERE...

You'll be stretching out in your spacious lounge with ornate coving overhead, timber flooring underfoot and plenty of space for dining. Next door, the kitchen is smart and modern, as is the spacious bathroom. The three bedrooms are all evening balanced, with more pristine decor, so you can enjoy unpacking from day one.

You'll especially appreciate the private south-facing garden during warmer months, but you have a surprising amount of green space nearby, including the Wanstead Flats which is just a mile away.

As for food and drink-based amenities, you're only a few minutes on foot from the part-pedestrianised Francis Road. This fantastic neighbourhood is now recognised across the capital as a hub thanks to its eclectic mix of eateries and stores, ranging from upmarket deli Yardarm and Korean eatery Zaxx to independent book shop Phlox and independent store Dreamhouse Record, with much more in between.

Just a little bit further away, the Grove Green Road area has been buzzing with activity for a few years, hot on Francis Road's heels. The Filly Brook, Northcote and Heathcote & Star are all fantastic places to visit there as you're settling in.

Walk 20 minutes south-west (or hop on the bus if you're in a hurry) and you'll find yourself in the iconic Olympic Park, and just beyond that, Westfield Stratford. Nearby there's also East Bank, a unique collaboration between world-leading universities, arts and culture institutions. Sadler's Wells, BBC and V&A are all moving into the area there, so you're in good company.

WHAT ELSE?

- Leyton tube station is around 10 minutes on foot to get you into central London via the Central Line. Or hop on to the Overground at Leyton Midland Road for the Gospel Oak to Barking line, a 18 minute walk away.

- You won't ever be stuck for essential items thanks to the great selection of convenience stores on Leyton High Road. Tesco Superstore is a short walk away.

- Drivers are around ten minutes from the North Circular.



A WORD FROM THE OWNER...

"I've been the owner of this very large beautiful property since 1998 the owner before me lived in there for 50 years, I have had the property 26 years, it's in lovely part of Leytonstone, we will be sad to see it go."

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