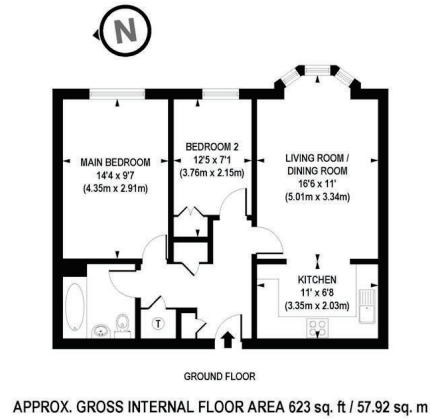
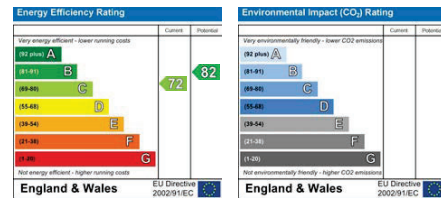
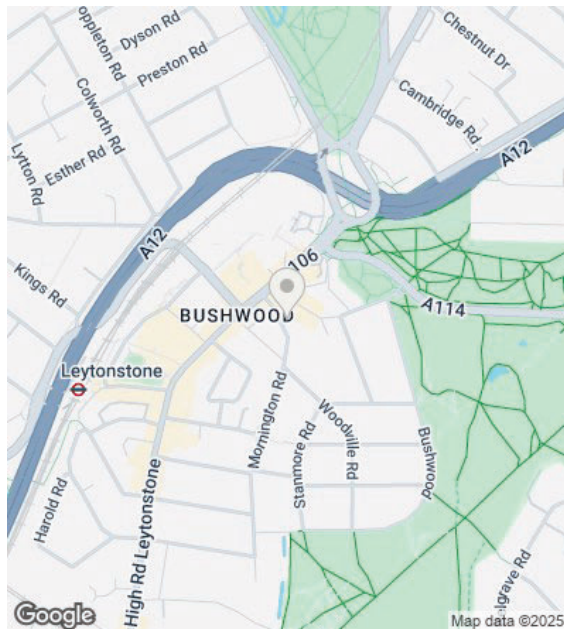


# Theydons.



Floorplan is for illustrative purposes only and is not to scale.  
Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate representation for illustrative purposes only.  
Liability for errors, omissions or mis-statements through negligence or otherwise is hereby excluded.

**Theydons.**



(All measurements are approximate sizes and are given as a guide only as obstacles may have prevented accuracy)

All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

Planning & building regulations details for any works carried out on the property should be specifically verified by the purchasers' solicitor before proceeding with the purchase.

"These sales particulars have been prepared by Theydons upon the instruction of the vendor(s) and they shall not constitute an offer or the basis of any contract. Our inspection of the property was purely to prepare these particulars and no form of survey, structural or otherwise was carried out. Services, fittings and equipment referred to within the sales particulars have not been tested (unless otherwise stated) and no warranties can be given. Accordingly the prospective buyers(s) must make their own enquiries regarding such matters"



## Mornington Road, Bushwood Area E11

### Price £395,000 Leasehold

Nestled within a highly sought-after gated development in the desirable Bushwood Area, this stylish two-bedroom ground floor flat offers secure resident parking and beautifully maintained communal grounds. Just a short stroll away, High Road Leytonstone boasts a fantastic array of popular eateries, charming independent coffee shops, and essential amenities, including a Tesco Superstore and the newly added Aldi, ensuring you're perfectly catered to for your daily needs.

This home is ideally positioned for excellent transport links, with Leytonstone Underground Station on the Central Line just a short walk away, offering swift and direct access to central London. Additional options include Leytonstone High Road Overground Station, as well as multiple bus and bike routes for added convenience. For a peaceful retreat from city life, the vast open fields of Wanstead Flats are just moments away, providing a tranquil green space to unwind and relax.

- Stylish two-bedroom ground floor flat
- Nestled within a secure gated development
- Located within the much sought after Bushwood Area
- Entrance via secure entry intercom system
- Spacious bay-fronted living / dining area
- Sleek fitted kitchen incl. integrated oven & hob
- Serene bathroom suite
- Access to well-maintained communal grounds
- Secure gated residents parking
- EPC Rating C

20 Church Lane, Leytonstone, London, E11 1HG

Tel: 020 8539 2009 | Email: [hello@theydons.com](mailto:hello@theydons.com)

[www.theydons.com](http://www.theydons.com)



**Theydons.**

Arrange a viewing  
020 8539 2009



Residing here:

Step into this charming home through a secure entry phone system, leading you to the communal hallway and your own private front door. Inside, the entrance hallway provides a bright and inviting welcome, complete with a convenient storage cupboard to help keep things neat and organised.

The bay-fronted living and dining area is a beautifully spacious setting, perfect for relaxing with your favourite book, hosting gatherings with friends and family, or simply unwinding in comfort. This versatile living space flows seamlessly into the sleek fitted kitchen, designed with practicality and style in mind. With ample wall and base units, generous work surfaces, and an integrated oven and hob, this kitchen is the ideal space to bring your culinary creations to life. The open-plan design creates a sociable atmosphere, making it perfect for dinner parties and entertaining loved ones.

The bathroom suite has been thoughtfully designed as a serene retreat, offering a calming space to relax and recharge after a long day.

This home continues to impress with two well-proportioned bedrooms. The main bedroom offers plenty of space for storage solutions like wardrobes or a chest of drawers, keeping your belongings neatly tucked away. The second bedroom, complete with a handy fitted storage cupboard, is perfect as a guest room, home office, or nursery, catering to your needs with flexibility.

Externally: Residents can enjoy access to well-maintained communal grounds, complete with a convenient cycle rack and secure gated parking for peace of mind.

In addition:

A short stroll to the expansive Wanstead Flats for green space and outdoor leisure

Easy walking distance to High Road Leytonstone, with its vibrant mix of shops, amenities, and transport links

Excellent road links, including the A12, A406, and M1

Convenient transport connections to Westfield Stratford City, the Queen Elizabeth Olympic Park, and East Village

Lease: 154 years approx. remaining (189 years from 1 April 1991)

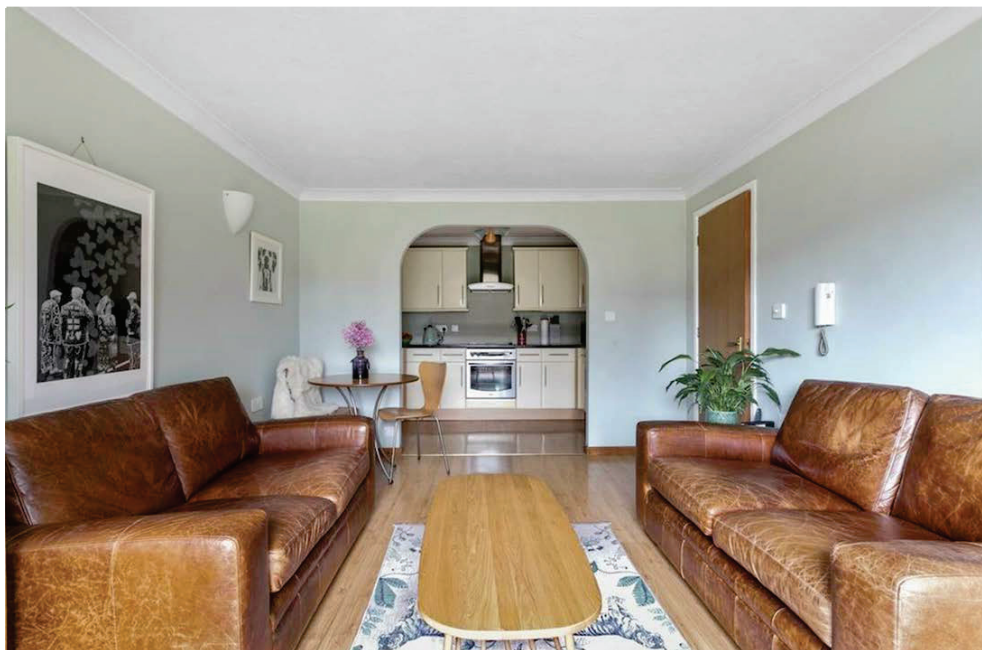
Ground Rent: Peppercorn

Service Charge: £1,626 per annum

Council Tax Band: C







Theydons.com  
Follow us @theydons

Arrange a viewing  
020 8539 2009





Living / Dining Room  
16'6 x 11'

Fitted Kitchen  
11' x 6'8

Serene Bathroom Suite

Main Bedroom  
14'4 x 9'7

Bedroom Two  
12'5 x 7'1

Attractive Communal Grounds

Gated Parking

