

# Theydons.



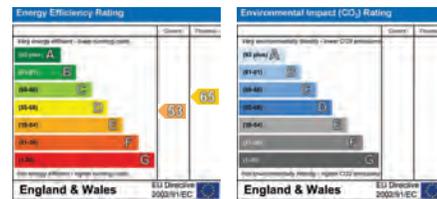
## Wallwood Road, Upper Leytonstone E11 Offers Over £475,000 Leasehold - Share of Freehold

Chain-free and newly refurbished to a high standard, this stunning two-bedroom first-floor flat is nestled in the heart of Upper Leytonstone, one of the area's most sought-after locations. With excellent transport links just a short walk away—including Leytonstone Central Line tube station, bus routes, and bike paths—you'll enjoy seamless connections across the city.

Step outside and explore the vibrant High Road Leytonstone, home to popular restaurants, convenient amenities, and major supermarkets like Tesco, the newly opened Aldi, and the eagerly awaited M&S Food, arriving this summer.

For nature lovers, the tranquil Hollow Ponds and sprawling Epping Forest are within easy reach, offering a perfect escape to unwind and recharge amid serene green spaces.

- Newly refurbished two bedroom first floor flat
- Leasehold with opportunity for share of freehold
- Located within the sought after Upper Leytonstone area
- Close to local amenities & main shopping areas
- Spacious bay fronted living area
- Large open-plan kitchen incl. appliances
- Elegant bathroom suite
- Easy walking distance of Leytonstone Central Line tube station
- Close to transport links
- EPC Rating TBC

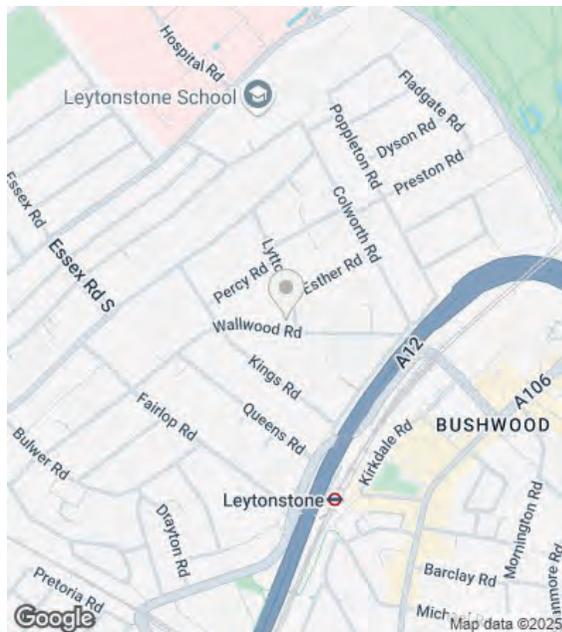


(All measurements are approximate sizes and are given as a guide only as obstacles may have prevented accuracy)

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 the 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"



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Arrange a viewing  
 020 8539 2009

Comprising: Step inside this beautifully refurbished first-floor flat through a shared entrance leading to your private front door and a spacious lobby area. From here, a staircase invites you to explore the charm and style of this home.

At the heart of the property, the bay-fronted living area welcomes you with an abundance of natural light and space—a perfect setting to relax with loved ones, entertain friends, or binge-watch your favorite series in comfort.

The living area flows seamlessly into a stunning open-plan kitchen, designed to impress. Featuring sleek fitted wall and base units, quality work surfaces, and integrated appliances, this space is both stylish and functional. A standout feature is the central island, complete with an integrated oven, hob, and a breakfast bar—the ideal spot for savoring your morning coffee or casual meals.

The home continues to deliver with a beautifully renovated bathroom suite—a tranquil retreat for unwinding in a soothing bath after a busy day. Towards the rear of the property, you'll find two well-appointed bedrooms. The primary bedroom offers generous space and comfort, while the second bedroom is perfect for guests, a home office, or a nursery—tailored to suit your lifestyle.

#### In addition:

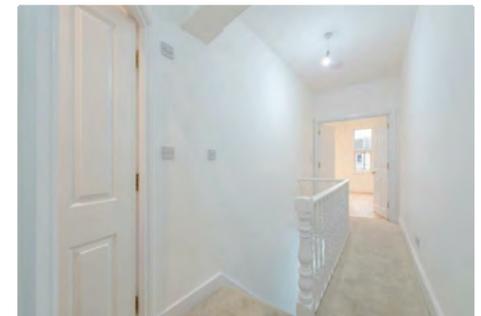
Convenient walking distance to local amenities, shops, and transport links

Excellent road connections, including the A12, A406, and M11

Easy access to Westfield Stratford City, The Queen Elizabeth Olympic Park, and East Village

Lease: New Lease with an option for Share of Freehold

Council Tax Band: A





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Lounge / Fitted Kitchen  
26'9 x 15'

Bedroom One  
10'7 x 10'3

Elegant Bathroom Suite

Bedroom Two  
9'4 x 7'2

