

# WALLWOOD ROAD



UPPER LEYTONSTONE, E11

# HOME STORY

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Offered chain free and tucked away on a popular turning in the sought-after Upper Leytonstone area, this beautifully presented two-bedroom first floor flat offers the perfect balance of city connectivity and everyday lifestyle. Ideally positioned within easy reach of Leytonstone Central Line station, bus station, and an excellent network road and cycle routes, commuting into the City and beyond is both quick and convenient.

Just moments away, High Road Leytonstone offers a vibrant mix of cafés, eateries, local amenities and major supermarkets, including M&S Foodhall, Aldi and Tesco Superstore, making everything from relaxed weekend brunches to midweek essentials effortlessly accessible.

For those who enjoy green open spaces, the picturesque Hollow Ponds and Epping Forest are only a short stroll away, providing the perfect backdrop for morning jogs, weekend walks, or simply unwinding in nature away from the pace of city life.

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# THE STORY CONTINUES...



## Well Connected Living

Perfectly positioned for convenience, the property enjoys excellent access to local amenities and nearby shopping areas, along with superb transport connections including the Central Line tube. Road links via the A12, A406 and M11 are all within easy reach, while Westfield Stratford City, the Queen Elizabeth Olympic Park and East Village are all easily accessible.



THIS CHARMING  
HOME  
IMMEDIATELY  
OFFERS A  
WONDERFUL  
SENSE OF  
COMFORT AND  
CHARACTER.



# RESIDING HERE



## Light-Filled Bedrooms

To the front, the main bedroom is wonderfully bright and spacious, enhanced by a large bay window that draws in an abundance of natural light. Chimney breast recesses, complete with shelving, provide the perfect opportunity to display books and treasured pieces.

The second bedroom sits just behind, offering a versatile space to suit your lifestyle — whether as a guest room, nursery or home office. A generous rear-facing window frames views of the garden, creating a calm and pleasant backdrop.



## AA Warm Welcome

Entered via your own private front door, this charming home immediately offers a wonderful sense of comfort and character. The elegant entrance hallway creates a lovely first impression, complete with a convenient storage cupboard ideal for keeping shoes and coats neatly tucked away. From here, stairs rise to the first-floor landing where the accommodation unfolds beautifully.

## Light-Filled Living

Positioned at the front of the home, the inviting bay-fronted living room is a wonderfully bright and airy space. The beautiful bay window allows natural light to pour in throughout the day, enhancing the generous proportions and creating a warm, relaxed atmosphere. Whether enjoying a quiet evening with your favourite series or hosting family and friends, this is a space designed for both comfort and connection.

## Thoughtfully Designed Spaces

The bathroom suite offers a tranquil setting to unwind at the end of the day, with a bath perfect for long soaks as well as practical everyday routines. The fitted kitchen is both bright and functional, featuring sleek wall and base units, generous work surfaces, slimline dishwasher, inbuilt washing machine and an integrated oven and hob.

A welcoming space for everything from everyday cooking to preparing favourite meals for friends and family.

# FINER DETAILS



Asking Price: £495,000

Lease: 999 years remaining

Share of Freehold

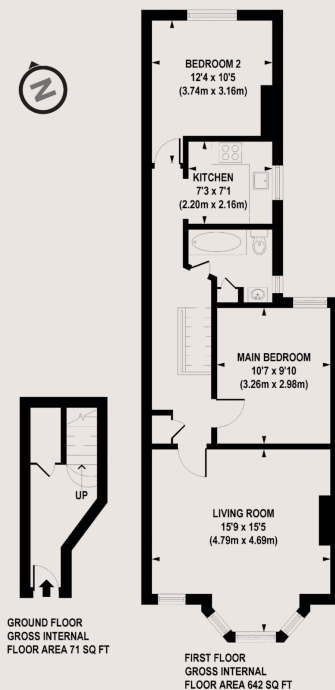
Council Tax Band: B





# HOME FEATURES

- Beautifully presented two-bedroom first floor flat
- Leasehold - Share of Freehold
- Ideally located within the popular Upper Leytonstone Area
- New 999 years lease
- Offered chain free
- Own front door & entrance hallway
- Storage cupboard to entrance hallway
- Spacious bay-fronted living area
- Elegant fitted kitchen incl. integrated oven & hob
- Slimline dishwasher in the kitchen and an inbuilt washing machine
- Serene bathroom suite
- Two good size double bedrooms
- Close to local amenities & main shopping areas
- Great access to transport links incl. Central Line tube station
- Short walk to Hollow Ponds & Epping Forest
- EPC Rating TBC



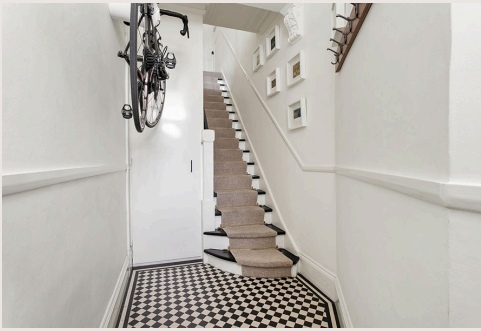
APPROX. GROSS INTERNAL FLOOR AREA 713 sq. ft / 66.25 sq. m

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 interpretation for illustrative purposes only.  
Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

**Theydons.**



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