

*For memories made
and memories to come.*

WALLWOOD ROAD, UPPER LEYTONSTONE E11

- ◆ Two-bedroom plus a nursery/study
- ◆ Second-floor flat
- ◆ 171 years remaining on lease
- ◆ Stylish kitchen and bathroom
- ◆ Open-plan living space
- ◆ Zoned smart heating system
- ◆ Communal garden
- ◆ Permit Parking
- ◆ Short walk to Overground & Tube
- ◆ Near open green spaces

A spacious two-bedroom flat with a nursery/study, in sought-after Upper Leytonstone, just a 10-minute walk from Leytonstone Underground and Overground services at Leyton Midland Road, 15 minutes from Francis Road's pedestrianised hub, and 20 from Hollow Pond – with great pubs, bars and eateries even closer to home.

Inside, a neutral colour palette creates a calm environment while taking advantage of the natural light that spreads through the

bedrooms and the open-plan living room/kitchen. Carefully crafted finishes have been prioritised, with kitchen worktops sourced from local independent businesses, sockets and light switches replaced with modern, brushed brass, and mid-century accents incorporated throughout. The Tado smart system allows each radiator to be controlled (and a schedule set) in individual rooms, for year-round cosiness.

STEP INSIDE

As you arrive at Nicholas Court, you'll pass a fenced communal front garden leading to an entrance with an intercom system. Inside the flat, a sizable hallway is decorated with calming neutral tones and parquet flooring, which are seen throughout the property to create a fresh, light feel.

“Mounted gold pendant reading lights frame any bed nicely.”

To your left lies the bathroom. Here, matt flat white ceramic wall tiles and black and ivory patterned porcelain floor tiles combine for a stylish effect that complements the lighting and matt-black tapware from Lime & Lace Fittings. Above, a lightwell further illuminates a bath with an overhead rainfall shower (in matt black to match the taps and curtain rail), a modern basin vanity unit, and a close-coupled toilet.

Next to the bathroom, you'll discover a large double bedroom with soft-toned coved walls, brightened by a dormer window large enough to fit a desk. Integrated wardrobes at one end provide plenty of storage, while mounted gold pendant reading lights frame any bed nicely.

Return to the hallway to continue into the heart of the home – a fabulous open-plan dining kitchen and living room bathed in natural light by large windows to two sides and a lightwell.

The brass pendant lights match the sockets, while brushed brass handles finish grey Wren kitchen cabinetry with marble worktops sourced from a small independent business, giving the space a high-quality,

bespoke feel. Integrated appliances include an AEG oven and gas hob, a Samsung cooker hood, a Sandstorm fridge, a Bosch dishwasher and a Zanussi washing machine. There's also a deep Belfast sink with brass tapware to match the overall scheme.

A second spacious bedroom lies opposite the bathroom. Facing the side through a deep dormer window, it comes with a built-in wardrobe and stylish mounted reading lights.

Lastly, a third room adjoins the second bedroom, it's complete with a dormer window and is currently being used as a nursery. However, it offers great versatility and could easily serve as a comfortable home office, creative studio, or any additional space to suit your needs.

“An adjoining room offers great versatility and could easily serve as a comfortable nursery, home office, creative studio, or any additional space to suit your needs.”



OPEN-CONCEPT LIVING/DINING KITCHEN



OPEN-CONCEPT LIVING/DINING KITCHEN



HALLWAY



PRIMARY BEDROOM



SECOND BEDROOM



NURSERY/STUDY

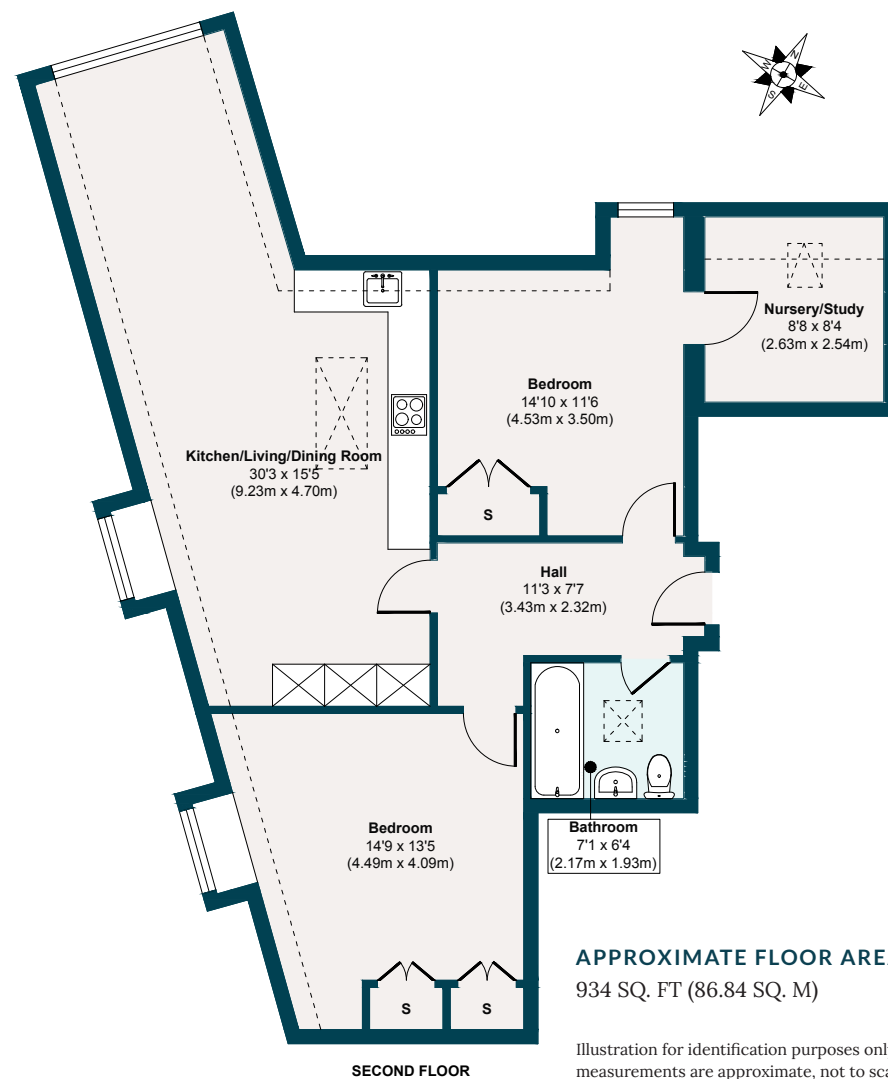


BATHROOM

FRONTAGE



WALLWOOD ROAD, UPPER LEYTONSTONE E11



THE NEIGHBOURHOOD



Francis Road, E10

GETTING AROUND

Wallwood Road occupies a convenient and peaceful spot in Upper Leytonstone, around 10 minutes' walk from Leytonstone Underground station from where the Central Line whizzes into the City and West End, with a quick change at Stratford to the Jubilee line for Canary Wharf, the South Bank and Westminster.

Alternatively, head to Leyton Midland Road for Overground services for the Gospel Oak to Barking line.

IN THE NEIGHBOURHOOD

Just a short walk from two great neighbourhood watering holes – the Heathcote & Star pub and Filly Brook bar – Wallwood Road's location is equally

suited for a wander into the bustle of High Road Leytonstone or down to Leyton Village on Francis Road.

Between the two, you'll find plenty of local favourites, including authentic Thai cooking at The North Star, locally brewed coffee at Perky Blenders, remarkable wines at Yardarm, and excellent pastries

at Wild Goose Bakery. Or try Michael's fish bar just down the road, Masala India, Gravity Well Taproom for craft beer and wine at Arch Deli, brunch at Out of the Woods, and the tropical fruit and veg store on Hainault Road.

For those who love the great outdoors, Wanstead Flats and Hollow Pond are close by. A short walk, Tube, drive, or cycle will lead you to Epping Forest, which offers 2,400 hectares of green open space and woodland. In the other direction, the Olympic Park, Hackney Marshes, Lea Valley horse riding and ice skating are all within easy reach via quiet cycle routes.

In addition, the current owners recommend Lloyd Park, which has a great farmers market at the weekend, Luna for independent live music, and the Pure Muscles gym on Wood Street.

SCHOOLS

There are a range of schools nearby, including Gwyn Jones Primary, Leyton Sixth Form College, and Leytonstone School, all rated 'Good' by Ofsted. A handful of 'Good'-rated pre-schools are also within a short walk.

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