

*For memories made
and memories to come.*

LEYSRING ROAD, BUSHWOOD E11

- ◆ Two-bedroom Victorian conversion
- ◆ Sought-after Bushwood location
- ◆ 93 years on lease
- ◆ First floor & loft room
- ◆ Original fireplace & features
- ◆ Stylish bathroom & modern kitchen
- ◆ Living room with bay window
- ◆ Nearby to Wanstead Flats

Filled with lovely original features and a stone's throw away from Wanstead Flats, a fantastic walking, picnicking, and running spot, this two-bedroom Victorian flat in leafy sought-after Bushwood is a peaceful retreat from the hubbub of city life.

Near Leytonstone High Road, Wanstead and Forest Gate – all teeming with bars, independent shops, and restaurants – and a short walk to Tube services, it's also ideally located for soaking up the local atmosphere and commuting into Central London.

STEP INSIDE

From the front, a tall hedgerow screens a variegated brick exterior with a full-height

collonaded bay window and decorative mouldings to echo the pedimented front entrance. Crossing the patio, you'll come to a traditional recessed front door that opens into a shared lobby area with your own front door. From here, stairs rise to the flat on the first floor.

In your private hallway, soft, neutral wall tones combine with exposed floorboards to draw you into the living room. Lit by a large sash window and a wide canted bay, it feels lovely and inviting, while ornately decorated coving to the high ceiling pairs with an original Victorian working gas fireplace with floral inserts to create a cosy, characterful backdrop. Chunky white shelves fill one alcove, providing space for books and pictures.

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Behind the living room, you'll discover the second bedroom, where a tall south-facing window with a leafy view brightens muted green coved walls with white skirtings and a soft grey carpet. Continue down the hall to find a spot-lit bathroom fully lined with contrasting monochromatic tiling that features a deep bath with a glass-screened overhead shower, a distinctive wall-mounted basin with a glass shelf and mirrored cabinet, and a close-coupled loo.

In the kitchen, a glossy white metro-tiled splashback with black grout complements black floor tiles, wrap-around gloss-white cabinetry, and reclaimed wooden shelves. Ceiling spots and a deep-set side window

provide plenty of light, while integrated appliances include an oven with a gas hob, a concealed extractor, and a dishwasher. There's also a space for a washing machine and fridge-freezer.

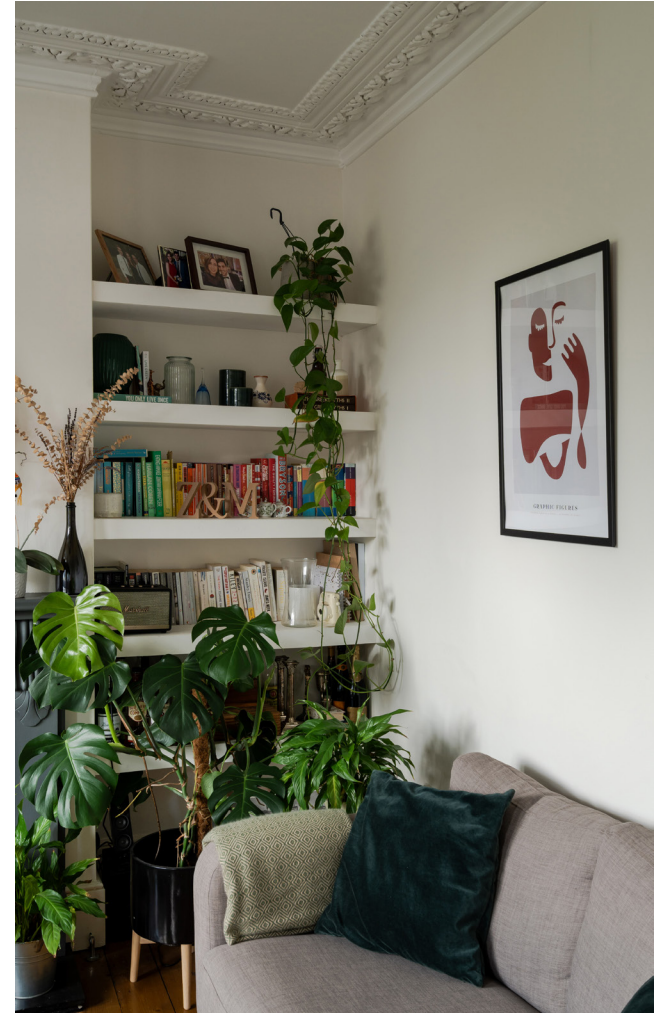
At the back of the house, the primary bedroom receives lots of lovely natural light in the morning through the south-facing bay window, which could keep the bespoke fitted curtains. Lined with a cream carpet and painted in stone grey, it's a great size and enjoys a peaceful leafy view.

Back in the hall, an open turning staircase with wooden treads and storage space beneath rises to a loft space painted white and fitted with a cream carpet. There's also a separate large storage loft, so you could use this space as a playroom, office, or yoga studio.

“The primary bedroom receives lots of lovely natural light in the morning through the south-facing bay window.”



LIVING ROOM



LIVING ROOM



KITCHEN



PRIMARY BEDROOM



SECOND BEDROOM



BATHROOM



LANDING



STAIRS TO LOFT ROOM



LOFT ROOM

FRONT OF HOUSE



LEYSRING ROAD, BUSHWOOD E11

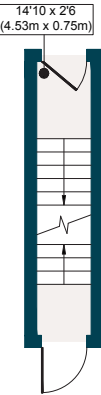
APPROXIMATE FLOOR AREAS

Ground Floor
43 SQ. FT
(4.07 SQ. M)

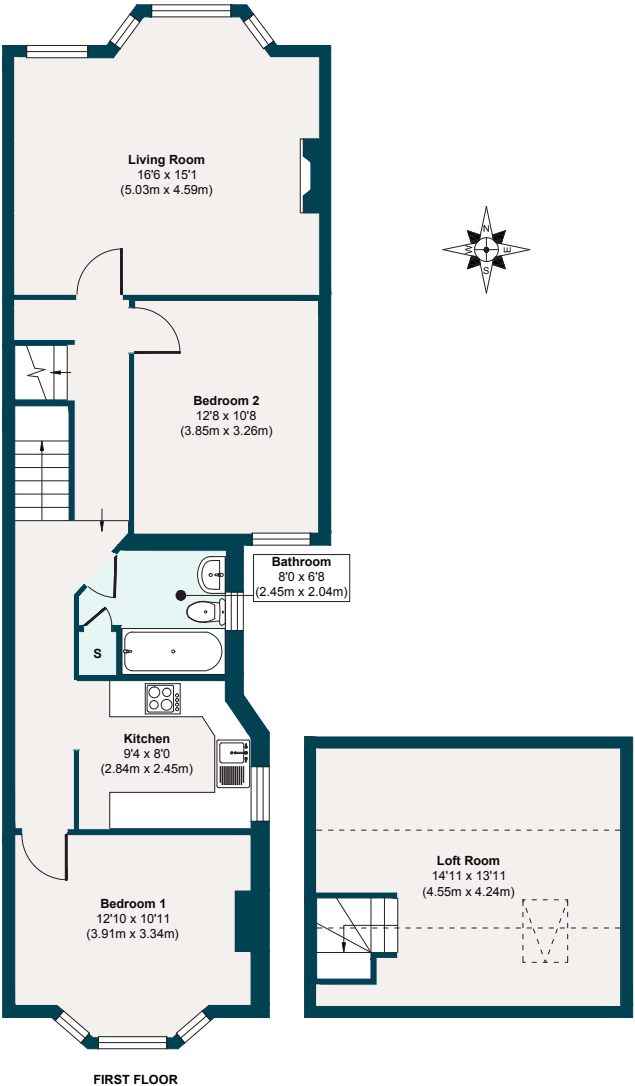
First Floor
766 SQ. FT
(71.19 SQ. M)

Gross Internal Floor Area
809 SQ. FT
(75.26 SQ. M)

Illustration for identification purposes only, measurements are approximate, not to scale. Excluding loft room.



GROUND FLOOR



FIRST FLOOR

THE NEIGHBOURHOOD



Bushwood, E11

GETTING AROUND

Leytonstone Tube (Central Line) is a 10-minute walk, and Overground services are reachable in 14 minutes. Nearby schools include the Ofsted-rated 'Good' George Tomlinson Primary School, Our Lady of Lourdes, and the 'Outstanding' Davies Lane

Primary School, nine minutes by foot.

IN THE NEIGHBOURHOOD

Bushwood has a wonderful mix of long-term residents and newer arrivals, who are quickly welcomed into its vibrant community.

Just a seven-minute walk from High Road, with its cluster of local favourite hangouts, you'll never be short of places to wine and dine. Some top spots include The Birds and The Red Lion pubs, Wild Goose Bakery (try the carrot cake), as well as Bushwood's excellent local tavern, The North Star.

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Don't forget to try Singburi – an outstanding Thai restaurant – Panda Dim Sum and Mammoth Tap – a great wine bar hosting a Mexican Fried Chicken pop-up every Friday night. Other highlights include Bocca Bocca for authentic Neapolitan pizza, Red Camel and Marrakech Delight for their respective Afghan and Moroccan cuisine, Back to Ours for coffee, and Homies on Donkeys for tacos.

The house is also close to Wanstead's bars and restaurants (stop by Provender) and Forest Gate (check out Ramble and The Wanstead Tap). Only moments from home, you can explore Wanstead Flats, with Henry Reynolds Gardens a short walk away. The Olympic Park and Hackney Wick also offer many family-friendly activities and retail shopping opportunities.

A NOTE FROM THE OWNERS

“We have loved the five years we’ve spent in this flat; the original features and high ceilings mean it has a homely and spacious feel. But more important to us has been the neighbourhood and location. It has been the best of both worlds with its proximity to the high street and Tube station and its closeness to greenery with the sprawling Wanstead Flats just moments away. The Bushwood area is green and peaceful and has a lovely community feel. We will be very sad to move!”



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