

*For memories made
and memories to come.*

HENNIKER ROAD, MARYLAND E15

- ◆ Bright first-floor flat
- ◆ Large double bedroom
- ◆ Modern neutral décor
- ◆ Well-proportioned rooms
- ◆ Separate living space
- ◆ 6-minute walk to Maryland Station
- ◆ Near to shops and restaurants
- ◆ Short walk to open spaces

Mere moments from Leytonstone High Road, this one-bedroom first-floor apartment is spacious and enjoys lots of lovely natural light. In 2016, the flat was fully renovated, with a new kitchen, bathroom, new sockets and wiring, along with, new flooring, doors, new central heating system and boiler.

As you step inside the property, you'll immediately notice the clean, mid-century-inspired aesthetic that continues throughout, finished with Lick paintwork.

The theme begins in the generously sized hallway, which features useful storage and striking deep green and white tones split across the walls and doors, while the high-quality laminate flooring underfoot flows into every room except the tiled bathroom.

To your left lies a recently repainted, large double bedroom with a bold blue wall that melds into the ceiling, creating a calming yet impactful backdrop for any headboard, complete with black reading lamps mounted to either side. A large casement window and a central pendant further brighten the space.

“You’ll immediately notice the clean, mid-century-inspired aesthetic that continues throughout.”

At the end of the hall in the living room, dual casements with fitted blinds and a stylish pendant again illuminate a modern minimalist reception that's perfect for entertaining.

Meanwhile, across the hall, a white metro tile splashback with contrasting grouting complements white cabinetry with integrated handles and a solid wood worktop to echo the floor and the open shelving above the breakfast table area.

Crisp white walls reflect light from another twin casement with fitted blinds, plus the bright orange fitting to the central pendant brings a cheerful pop of colour. You'll also find an integrated oven with a gas hob and extractor hood,

a stainless-steel sink, and an integrated fridge-freezer and dishwasher.

Finally, the bathroom features sleek white wall tiles that provide a clean and fresh atmosphere to chime with the contemporary basin vanity unit and close-coupled toilet. Served by a chrome heated towel rail, a rainfall shower head with a handheld attachment above a bath with a frameless glass screen adds a sense of luxury. An obscured, deep-set window and a mirrored cabinet also make this a bright yet private and practical retreat.

“The bright orange fitting to the central pendant brings a cheerful pop of colour.”



LIVING ROOM



LIVING ROOM



KITCHEN



KITCHEN



HALLWAY



BEDROOM

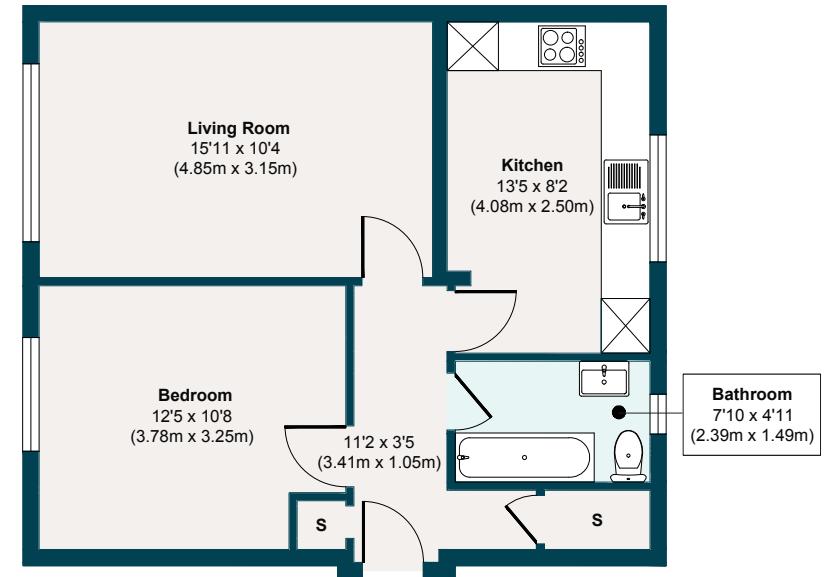


BATHROOM

FRONT OF PROPERTY



HENNIKER ROAD, MARYLAND E15



APPROXIMATE FLOOR AREA

528 SQ. FT (49.11 SQ. M)

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

THE NEIGHBOURHOOD



Wanstead Flats

Lying within walking distance of Hackney Wick, Leyton, and Leytonstone, Henniker Road combines the highlights of east London living with easy access to various green spaces, allowing residents to enjoy a sociable and active lifestyle without leaving the neighbourhood.

For example, The Queen Elizabeth Olympic Park sporting complex is just

15-minute minutes on foot and offers everything from running, cycling, and tennis opportunities to live sports events at the Olympic venues, not to mention the plethora of eateries, cafés, and street vendors here.

Meanwhile, West Ham Park, with its beautifully maintained gardens, is also the same distance. A little further afield, a

vast expanse of open fields and woodlands awaits you at Wanstead Flats.

Some of the fantastic restaurants and bars on your doorstep include Kotch!, which serves up stone-baked Neapolitan pizza and the Cart and Horses public house, known as the home of Iron Maiden's 1976 debut. There are more options, such as Greek, Thai, Indian and Chinese restaurants, peppered along

Leytonstone Road, plus a Tesco Express. The current owner also recommends the Wild Goose Bakery in Forest Gate.

The apartment is just a 6-minute walk to Maryland Station, which runs frequent Elizabeth line services westbound to Paddington and Heathrow Terminal 5 and eastbound to Shenfield. Trains also run to London Liverpool Street within 11 minutes.

A NOTE FROM THE OWNERS

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‘The flat is a relaxing and calm space to live and work in. The local area is surrounded by green space, which is very important to us. Aside from that, the best thing about the flat is that it is so well positioned for everything London offers with the plethora of local transport options. We can be anywhere in Central London door to door within 20 minutes and the City and Shoreditch inside in 15 minutes. We will really miss the flat!’

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