

*For memories made
and memories to come.*

BULWER ROAD, UPPER LEYTONSTONE, E11

- ◆ First-floor two-bedroom flat
- ◆ 100 years remaining on lease
- ◆ Set in a Victorian town house
- ◆ Split-level rooms with high ceilings
- ◆ Luxurious bathroom
- ◆ Energy efficient
- ◆ Modern dining kitchen
- ◆ 6-7-minute walk to Overground & Tube
- ◆ Close to Francis Road

Just a short stroll from independent shops, breweries and restaurants along Leyton High Road and Francis Road, yet also within striking distance of Leytonstone's popular eateries and bars, this beautiful contemporary apartment sits in the heart of it all.

Cosy and bright throughout, the split-level interior combines fresh white walls with engineered wooden flooring, bespoke joinery and quality tiling to make the most of the Victorian penchant for spacious rooms and high ceilings.

Bulwer Road is part of a cluster of residential streets between the thriving hubs of Leytonstone and Leyton Village, while the flat itself occupies the first floor of a Victorian terraced home with an attractive yellow brick exterior and an original tiled pathway leading to the traditional recessed entrance.

Double-glazed windows and thick brick walls insulate the home from the outside world for a warm and quiet atmosphere that's apparent as soon as you enter the apartment, finding an area for hanging coats and storing bags beneath an exposed pendant bulb.

“The split-level interior combines fresh white walls with engineered wooden flooring, bespoke joinery and quality tiling.”

The engineered wood flooring begins here before flowing into the living room and bedrooms for a cohesive flow. On the lower level, you'll discover the kitchen diner and bathroom, while a bespoke wooden mini half-landing staircase with in-built bookshelves leads to the living room and both bedrooms.

Fully tiled with stone-effect two-tone format tiling, the bathroom is a serene retreat lit by a central fitting and a frosted window for privacy. Above the bath, with its stylish chrome taps, a glass screen shields a square-headed rainfall shower, served by a chrome heated towel rail. You'll also find a modern close-coupled toilet, a pedestal basin with taps to match the bath, and a mirrored medicine cabinet above.

In the kitchen, grey and white walls echo a good range of glossy two-tone Howdens cabinetry, along with the white metro-tiled splashback and the grey format tiles with contrasting grout underfoot.

A large rear window with storage for recipe books beside it bathes the dining area in natural light. At the same time, integrated appliances include a Lamona oven with gas hob and extractor hood, a concealed

A++ Sharp dishwasher, and room for a freestanding fridge-freezer and laundry appliance beneath a stainless steel sink.

Continuing into the living room, the high ceiling and large rear window, fitted with a Venetian blind, maximise the sense of light and space, while a bespoke wooden built-in bookcase adds a practical, contemporary touch.

Beyond, the main bedroom is large enough to accommodate a freestanding wardrobe, bedside tables and drawers, but it also features a fabulous double awning window with space for window boxes.

A perfect guest room, nursery or home office, bedroom two shares a 2.8m ceiling with the primary bedroom to create a light, airy feeling. There's space for a wardrobe and some shelving here, while another large window overlooks the street.

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LIVING ROOM



PRIMARY BEDROOM



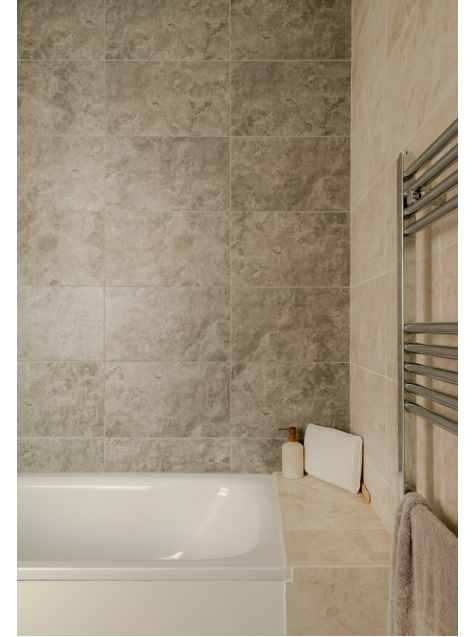
SECOND BEDROOM



DINING KITCHEN



ENTRANCE & SPLIT-LEVEL LANDING

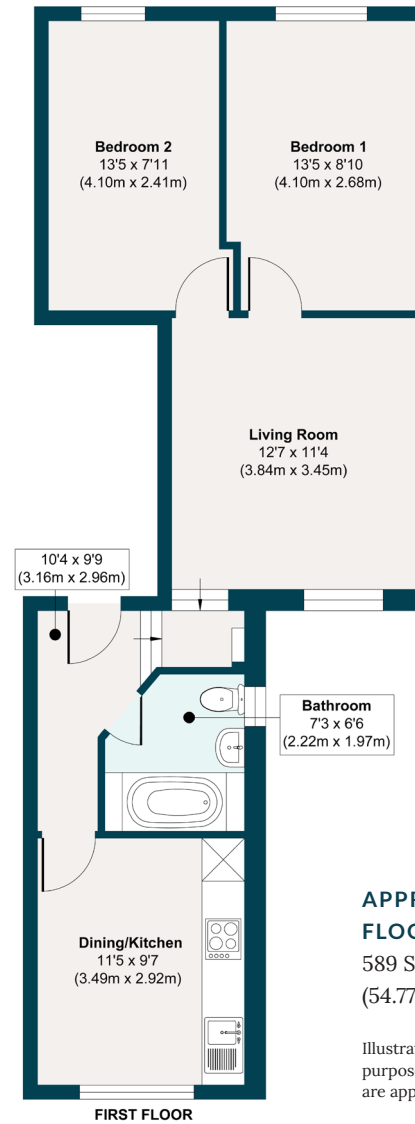


BATHROOM

FRONTAGE



BULWER ROAD, UPPER LEYTONSTONE, E11



APPROXIMATE FLOOR AREA

589 SQ. FT
(54.77 SQ. M)

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

THE NEIGHBOURHOOD



The Heathcote and Star

Just around the corner from great neighbourhood watering holes – the Heathcote & Star pub, the Filly Brook eatery, and the Burnt smokehouse – Bulwer Road is equally suited for a wander into the bustle of High Road Leytonstone or down to Leyton Village on Francis Road.

You'll find plenty of local favourites between the two, including authentic Thai cooking and sourdough pizzas at The

North Star, locally-brewed coffee at Perky Blenders and Back To Ours, remarkable wines at Yardarm, and excellent pastries at Wild Goose Bakery.

Our local sellers have also often recommended Gravity Well, Libertalia and Mammoth tap rooms, Arch Deli and Bar (8 mins) and the Leytonstone Tavern (28 minutes' walk) for amazing burgers and roasts.

Nearby Abbots Park is great for dog walks and tennis, while a short walk or cycle will lead you to Hollow Ponds and 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.

Local schools include Gwyn Jones Primary (8 mins), Leyton Sixth Form College (10 mins) and Leytonstone School (15 mins) – all Ofsted-rated 'Good'. Excel Kids Day Nursery is one minute by foot.

Leytonstone Tube is just 7 minutes' walk. From here, 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. The station sits on the merging point of the Central line loop, which means trains are frequent, and you'll be the first to hop on during the morning rush hour. Alternatively, 6 minutes by foot, Leyton Midland Road Overground will take you to Kings Cross and St Pancras.

ADDITIONAL INFORMATION

Please scan the QR code to see the EPC rating; information on local schools, transport, hospitals and more.



A NOTE FROM THE OWNERS

NOTES



“I love how cosy and light the flat is and how the sunlight floods the bedrooms in the morning. Having access to Francis Road and nearby breweries and restaurants is great, too.”

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