



## Wallwood Road, Leytonstone

Offers In Excess Of £550,000 Leasehold - Share of Freehold

- Victorian conversion
- Impressive extension
- External home office
- Sought after Upper Leytonstone location
- Two double bedrooms
- Private garden with direct access
- 0.3 miles to Leytonstone Station

*Set on the ground floor of an imposing Victorian house in the ever-sought-after Upper Leytonstone, this beautifully executed conversion offers a perfect blend of period elegance and contemporary living.*

Just a five-minute stroll from the vibrant High Road Leytonstone and Leytonstone Central Line station (approximately 0.3 miles), the property is ideally positioned for swift and easy access into London, while enjoying a neighbourhood renowned for its community feel and amenities. Everyday conveniences are close at hand with M&S Food and Tesco Superstore nearby, and the open green expanses of Hollow Ponds and Epping Forest are just 0.4 miles away.

The striking double-bay Victorian façade has been thoughtfully converted into two substantial homes, and this particular ground-floor apartment has been beautifully extended to the rear. We are delighted to offer this two-double-bedroom conversion, complete with a generous private garden and a versatile home office.

Inside, the accommodation is rich in character and beautifully presented throughout. The principal bedroom sits to the front of the home, featuring an original fireplace, ornate coricing and a stunning bay window with traditional sash windows.

The second double bedroom is equally impressive, benefiting from bespoke fitted wardrobes and direct access to a private courtyard area, creating a peaceful retreat.

In keeping with the period charm of the property, the bathroom has been finished to an immaculate standard, with crisp white metro tiling, sage-painted feature walls, a bath with overhead shower and a stylish grey vanity unit.

To the rear, the true heart of the home is revealed. A striking rear extension seamlessly combines character with contemporary design, forming an exceptional kitchen, dining and living space. The kitchen features sleek handleless cabinetry in soft grey and white, complemented by white worktops and herringbone splashback tiling. There is ample space for a large dining table, while warm wooden flooring softens the room and flows effortlessly into the living area. Flooded with natural light from a large glass roof and full-width bi-folding doors, the space opens directly onto the private garden, creating a wonderful sense of indoor-outdoor living. Additional benefits include a basement and generous storage cupboard within the lounge.

The rear garden is well maintained and designed for low-maintenance enjoyment, with a tasteful combination of decking, lawn, bordered planting and mature shrubs. At the end of the garden sits a superb detached home office, offering flexible use as a gym or snug, perfectly suited to modern living.

EPC Rating: C77

Council Tax Band: B

Service Charge: N/A

Ground Rent: N/A

Lease Information: 160 years from 24th June 2013 (147 years currently remain)

An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £10.00 per person.



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**Wallwood**