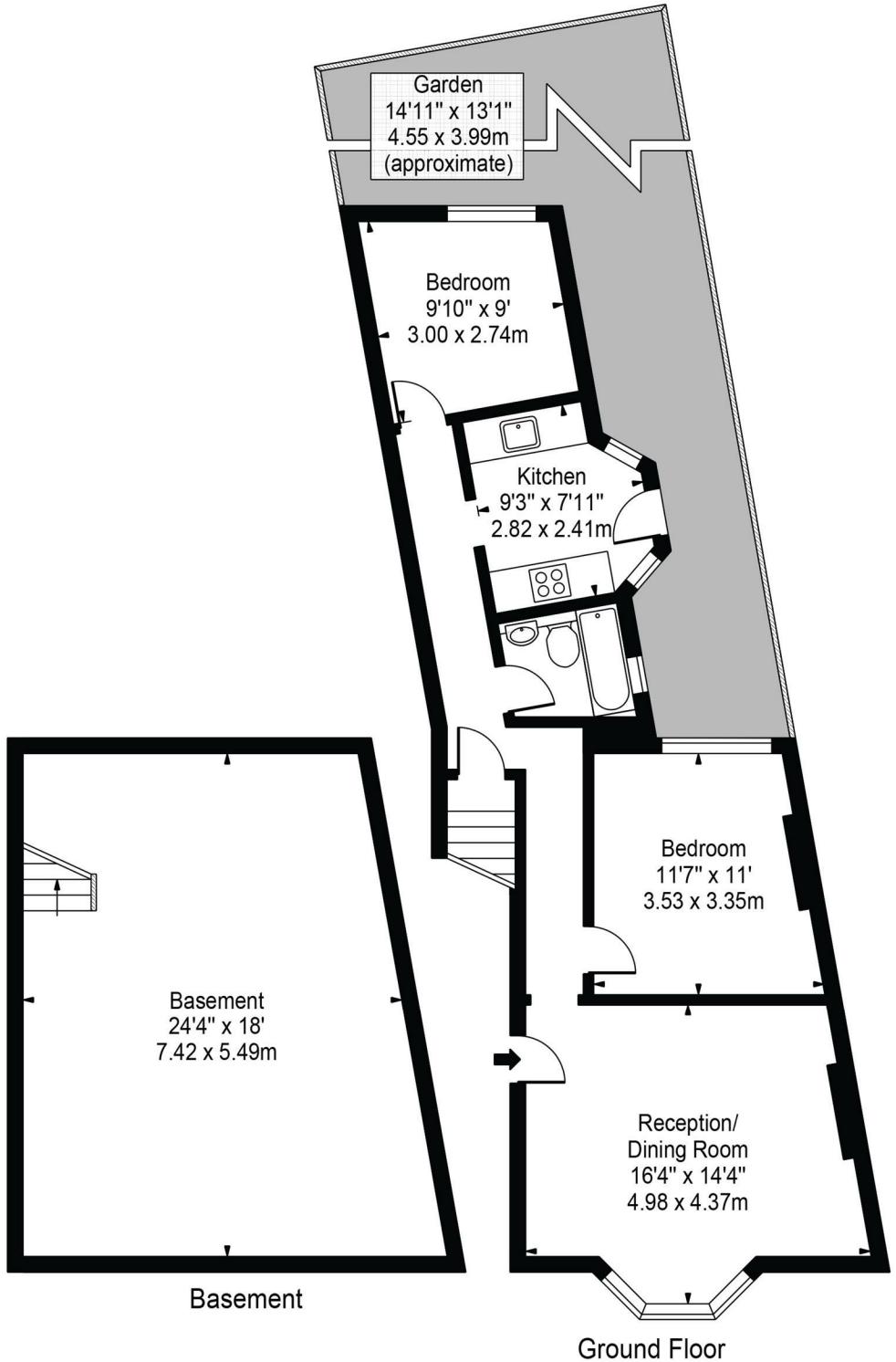


Mornington Road

Approx. Gross Internal Area 1057 Sq Ft - 98.20 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



Mornington Road, Leytonstone

Asking Price £500,000 Leasehold

- Two bedroom period conversion
- Private garden with direct access
- Private parking space
- Ground floor
- Desirable Bushwood area in Upper Leytonstone
- 0.3 Miles to Leytonstone Station

Mornington Road, Leytonstone

Positioned in the highly sought-after Bushwood area of Upper Leytonstone, Petty Son & Prestwich are delighted to present this exceptional two-bedroom ground floor period conversion.



Council Tax Band: B



With its private south-westerly garden, designated parking space, basement storage and share of freehold, this beautiful home blends period charm with modern convenience in one of Leytonstone's most desirable locations. The property enjoys a striking corner position, its handsome exposed brick frontage and large bay window immediately drawing the eye. Once inside, a central corridor leads effortlessly to each room, while original floorboards flow throughout, enhancing the home's character and creating a sense of continuity. The spacious reception room is a wonderful place to relax or entertain, with high ceilings, a large bay dressed with plantation shutters, bespoke fitted cabinetry and shelving, and a stunning feature fireplace as its centrepiece. Both bedrooms are generous in size, filled with natural light and offering excellent proportions. The contemporary bathroom is finished with a sleek white suite and fitted units, complemented by white tiles and a bold green feature wall that adds a stylish splash of colour. The separate kitchen continues the property's balance of character and practicality, fitted with shaker-style cabinets and wooden work surfaces.

From here, doors open directly onto the private south-westerly facing garden – a true highlight of the home, offering a tranquil retreat and the perfect space for outdoor dining or entertaining. Beyond its beautifully presented interiors, this home also benefits from the practicality of a basement for additional storage, a designated parking space, and the reassurance of a share of freehold. Its location is equally impressive: just 120 feet from the vibrant Leytonstone High Road, residents are within easy reach of eclectic shops, independent cafés, and popular bars. For moments of calm, the entrance to Bushwood lies only 0.2 miles away, while commuters will appreciate Leytonstone Central Line Station just 0.3 miles on foot, excellent bus routes, and swift road links via the A406. This outstanding home offers the perfect balance of character, convenience, and lifestyle in a location that truly has it all.

EPC Rating: D66

Council Tax Band: B

Lease Information: 189 years from 25th March 2002
(165 years currently remain)

Service Charge: N/A
Ground Rent: N/A

An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £5.00 per person.

Reception/Dining Room

16'4" x 14'4"

Kitchen

9'3" x 7'11"

Bedroom

11'7" x 10'12"

Bedroom

9'10" x 8'12"

Cellar

24'4" x 18'