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Leyspring Road,
Leytonstone

Offers In Excess Of
£600,000

Tenure : Share of Freehold

Floor Area : 893.41 sq ft

Local Authority : Waltham Forest

Council Tax Band : B

Bedrooms : 3

Receptions : 1

Bathrooms : 1



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Churchill Estates are pleased to bring to market this stunning three double bedroom, top-floor period conversion located in the highly sought-after Bushwood area of Leytonstone.

This bright and spacious home is arranged over two floors and has been finished to an exceptional standard throughout, blending period character with modern living.

The first floor comprises a generous lounge featuring an exposed brick chimney breast, a large fitted kitchen/diner with ample wooden worktops, an excellent range of white base and wall units and plentiful storage throughout. The kitchen benefits from wood laminate flooring, while the remaining rooms on this level feature beautiful grey carpets. This floor also includes a three-piece family bathroom, finished with white tiles and the first double bedroom which is currently utilised as a home office.

To the second floor, the loft has been beautifully converted to provide two further double bedrooms with wooden flooring throughout. The rear bedroom enjoys a sliding door opening onto a glass-railed Juliet-style balcony, flooding the room with natural light and creating a stylish, airy feel. This room also benefits from a clever dressing area with built-in storage whilst the second bedroom also boasts eves storage.

The property also features a Share of Freehold and is situated on a quiet residential turning just moments from Leytonstone High Street with its array of amenities. Leytonstone Underground Station (Central Line) is only 0.4 miles away, providing excellent connections into the City.

For more information or to arrange an appointment to view, please contact the office at your earliest convenience to avoid disappointment.



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- Bright and spacious three double bedroom period conversion
- Share of freehold
- Finished to an extremely high standard throughout
- Large fitted kitchen diner
- 0.4 miles to Leytonstone Underground (Central Line)
- Occupying both the first & second floor
- Highly sought after Bushwood location
- Spacious lounge with exposed brick chimney breast
- Peaceful residential turning moment from Leytonstone High Street
- Council Tax Band: B





Approximate Gross Internal Area 982 sq ft - 91 sq m

Ground Floor Area 30 sq ft – 3 sq m

First Floor Area 614 sq ft – 57 sq m

Second Floor Area 338 sq ft – 31 sq m



Ground Floor

First Floor

Second Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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