



E ELEVEN
LOCAL | ETHICAL | RESPECT

Woodbridge House
Mornington Road | Bushwood Area
Leytonstone | E11

This modern gated development in Leytonstone's hugely popular Bushwood district is the location for a one bedroom ground floor apartment that would make the perfect first step on the property ladder.

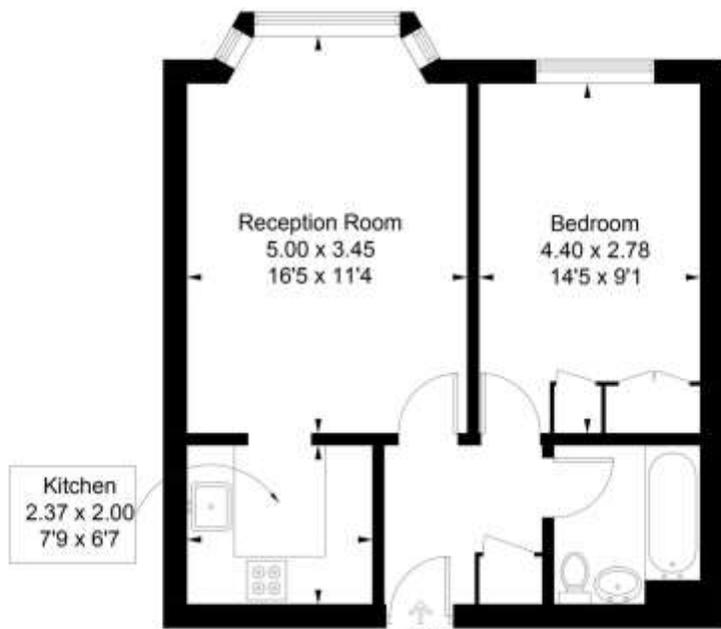
125 + Year lease | Ideal for a first time purchase | Short walk to Leytonstone underground station | Close to Wanstead flats | Private gated development | Electric heating |

Asking price of £300,000 | Leasehold

This modern gated development in Leytonstone's hugely popular Bushwood district is the location for a one bedroom ground floor apartment that would make the perfect first step on the property ladder. With tiled mansard roofs, splay bay windows and a mix of sandy-coloured and red London bricks, the buildings of Woodbridge House successfully combine materials and styles from the surrounding Victorian property with contemporary conveniences and design. Inside, the apartment measures approximately 470sq ft and is arranged around a central entrance hall from where the living room, bedroom and bathroom lead. The kitchen is through an arch from the living room, giving partial separation but also a sociable connection. Large picture windows, electric storage heating, beech laminate floor coverings, a security entry system, built in kitchen appliances and fitted wardrobes are all present in a home that is well equipped and well located to enjoy the best of Leytonstone life. Woodbridge House enjoys an excellent position on Mornington Road, less than 5 minutes walk from High Road Leytonstone and just around the corner from the beautiful Wanstead Flats, a wonderful nature reserve that's as perfect for a run as it is for a sit down. Along the busy High Road among numerous local shops you'll find Leytonstone's fun collection of places to hang out including pubs like the legendary Red Lion and newcomer The Birds along with Le Petit Corner cafe, Wild Goose Bakery, All You Read is Love bookstore, live music venue Luna Lounge and plenty more besides. Leytonstone tube on the Central Line (24 hours at weekends) gets you swiftly into The City and West End, with Stratford just two stops away for superb shopping and leisure at Westfield and an easy DLR connection to Canary Wharf.



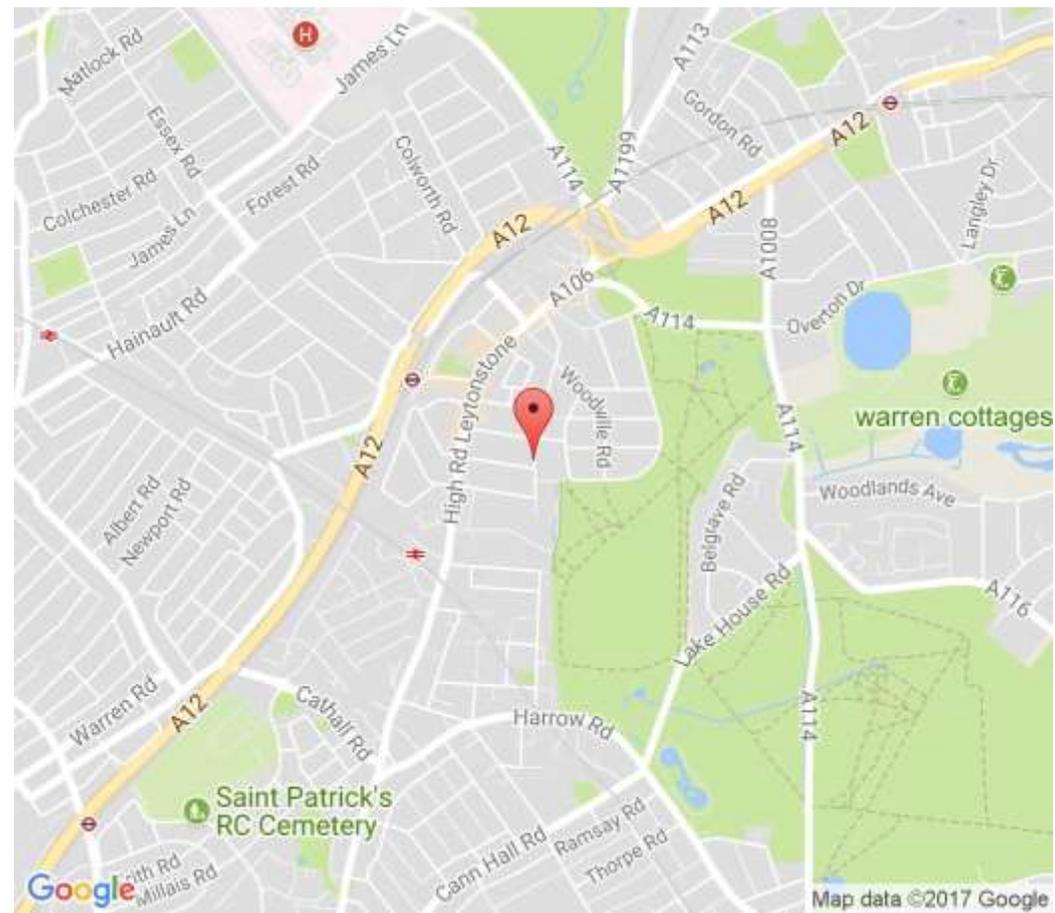




Ground Floor

Approximate Gross Internal Area:
44 sq m / 474 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID030176)



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Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

