



Woodriffe Road, London E11 1AH

Guide price £525,000

Stylish 2-Bed Flat with Private Garden, Moments from Leytonstone Station

Step into modern comfort and convenience with this exceptional 2-bedroom flat, ideally situated in the vibrant neighbourhood of Leytonstone. Located just a quick stroll from Leytonstone Station, this property offers the perfect blend of urban living and tranquil retreat, complete with its own private garden.

Key Features:

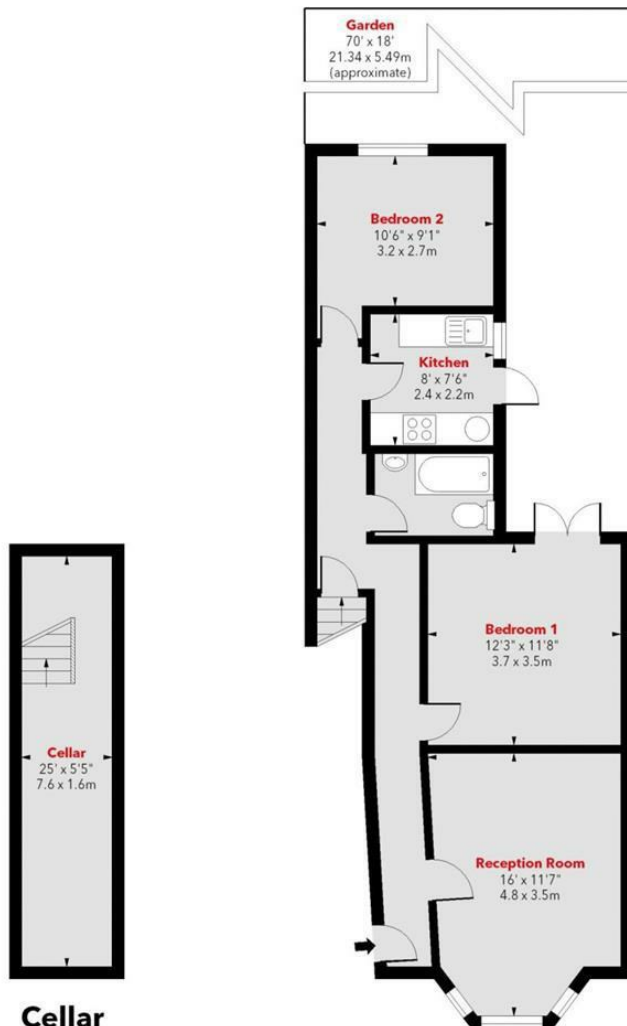
Two double Bedrooms: This beautifully presented flat boasts two generously sized bedrooms, providing ample space for both relaxation and productivity.

Private Garden: Escape the hustle and bustle of city life in your own private oasis. The secluded garden offers a peaceful retreat for al fresco dining, gardening, or simply unwinding amidst nature.

Modern Kitchen: The sleek and contemporary kitchen is fully equipped with modern appliances and ample storage space, making meal preparation a breeze.

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Cellar

Floor Area 138 Sq Ft - 12.82 Sq M

Ground Floor

Floor Area 675 Sq Ft - 62.71 Sq M



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	77
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-plus) A		
(81-91) B		
(69-80) C		
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