



## High Road Leytonstone, London E11 3DH

Guide price £800,000

PLEASE ASK TO SEE OUR VIRTUAL SHOWCASE OF THIS HOME !

Birchills Estate Agents are delighted to present to the sales market this Fantastic Investment opportunity, within close walking distance to Leytonstone Tube Station.

This property boasts the following.

Shop - Generously sized shop with large basement, kitchen, utility, lean to and two WC's.  
Four Bedroom Flat - Four Bedrooms, a reception room, a family bathroom and a fully fitted kitchen.

To there front there is plenty of on street parking and to the rear there is a private garden.

Please call Birchills Team today to arrange an early viewing - we expect this property to sell very quickly.

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## Shop Basement

29'6" x 17'5" (9 x 5.33)



## Flat - Bedroom

13'9" x 11'0" (4.21 x 3.36)



## Shop Main Floor

33'5" x 17'9" (10.19 x 5.43)



## Flat - Bedroom

11'1" x 11'10" (3.4 x 3.63)



## Shop Lean To

25'11" x 5'10" (7.9 x 1.8)

## Shop Utility

9'2" x 4'5" (2.8 x 1.35)

## Shop Kitchen

23'6" x 12'9" (7.17 x 3.9)



## Flat - Single Bedroom

8'2" x 6'10" (2.5 x 2.1)



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### Flat - Reception

14'8" x 11'1" (4.48 x 3.39)



### Flat - Bathroom

12'11" x 5'2" (3.94 x 1.59)

### Outside WC

4'6" x 3'5" (1.38 x 1.06)

### Shop WC

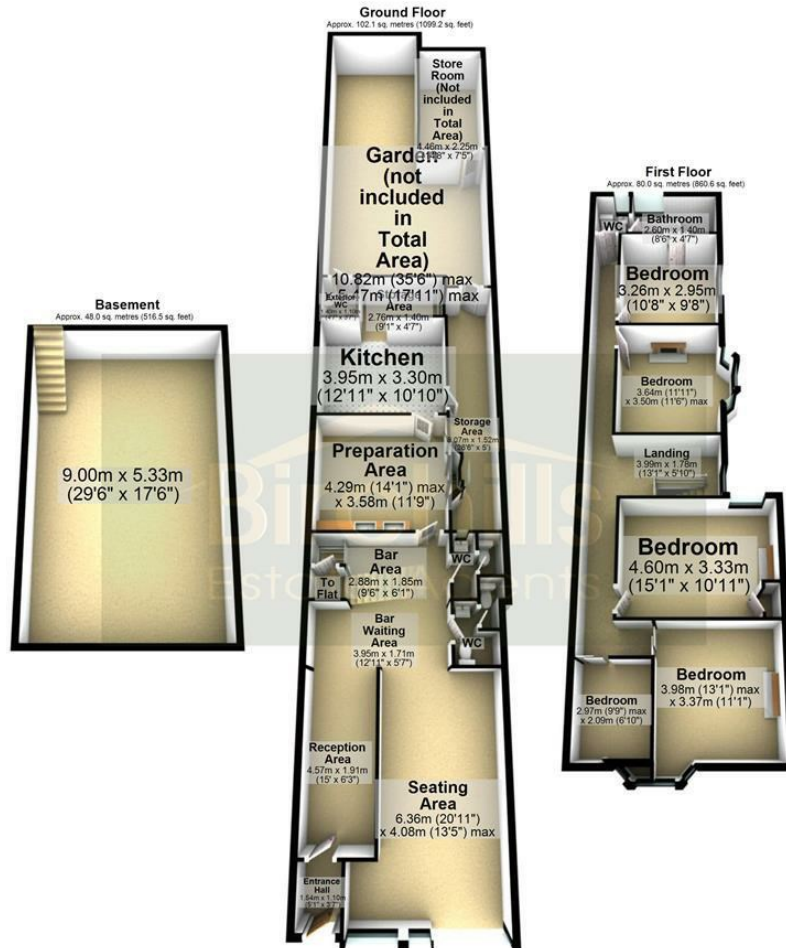
6'6" x 5'1" (2 x 1.57)

### Shop WC

8'1" x 4'1" (2.47 x 1.27)

### Outbuilding

14'10" x 7'9" (4.54 x 2.38)



Total area: approx. 230.1 sq. metres (2476.3 sq. feet)  
Illustrations are for viewing purposes only. Measurements are not to scale. Property Total and Floor Totals are internal figures only and do not include Garden, Balconies, Patios or Terraces if any shown. Floor Area of any Outbuilding may be included in overall Total. Plan produced using PlanIt.



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			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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