






Scotts Road, Leyton, London, E10

Offers In Excess Of £500,000

Leasehold

FOR SALE

 1  1  2

- 2 Bedroom first floor Abrahams maisonette
- Purpose built
- Loft conversion STPP
- Double glazing & gas central heating
- Moments from Francis Road
- Leyton Midland Road station: 0.5 mile
- EPC rating: D (64)
- Council tax band: C
- North West facing rear garden: 27'5 x 9'0
- Internal: 826 sq ft (77 sq m)

A 2-bedroom Abraham home in a fantastic location with everything you need nearby.

The property has been finished to an excellent standard while keeping true to the home's character. Abraham-designed homes all share a certain character and make stunning conversions on account of the light and shape of the rooms.

The first-floor elevation gives the home lots of natural light, plus views and easy access to the garden, which has a lovely mural painted by a local artist, along with paving and planting in the bays.

The bay-fronted lounge is a great space to kick back and relax in the evening. There is a large double bedroom just next to the lounge, with another smaller bedroom on the other side currently being used as a nursery but can be used for a home office or guest bedroom.

Leading down the split-level stairs, you enter the diner, which has hardwood floors, accompanied by William Morris wallpaper (an area favourite). The kitchen is adjacent to the diner, making dinner parties a breeze. The kitchen has great storage too!

On the other side is a newly tiled bathroom, fitted with a contemporary bathtub and shower over it. Leading downstairs to the garden, the owners have taken out the original old toilet to make great use of the space, transforming it into a small utility area.

Living here, you're in the fantastic community vibe of E10, where new things to see and do appear all the time. It's walking distance to a variety of local schools, community parks, and all the independent shops, cafes, and restaurants on nearby Francis Road: the owner's favourites are Yardarm, Phlox, and Dreamhouse. Great local pubs include the North

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DIMENSIONS

Entrance

Via front door leading into:

Entrance Hallway

Staircase leading to first floor.

First Floor Landing

Door to reception room, dining room, bedroom one & bedroom two.

Reception Room

14'4 x 13'4

Dining Room

11'8 x 11'6

Door to kitchen.

Inner Hall

Door to bathroom & staircase leading down into rear garden.

Kitchen

11'4 x 6'10

Door to dining room.

Bedroom One

13'4 x 11'8

Bedroom Two

8'9 x 5'9

Bathroom

11'4 x 4'1

Rear Garden (North-west facing)

approx 30'

Additional Information:

Lease Term: 125 years from 1 January 2007

Lease Remaining: 108 years remaining

Ground Rent: £250 per annum

Service Charge: £0 N/A per annum

Local Authority: London Borough Of Waltham Forest
Council Tax Band: B

Notice:

All photographs are provided for guidance only.

Disclaimer:

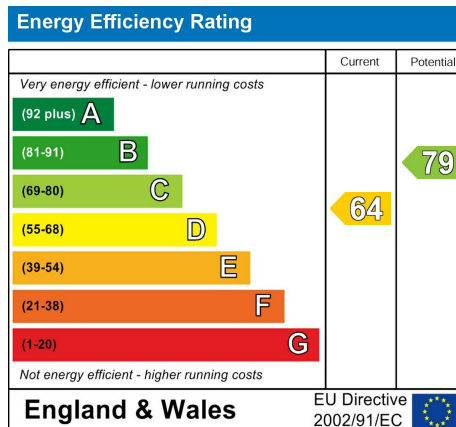
The information provided about this property does not constitute or form part of any offer or contract, nor may it be relied upon as representations or statements of fact. All measurements are approximate and should be used as a guide only. Any systems, services or appliances listed herein have not been tested by us and therefore we cannot verify or guarantee they are in working order. Details of planning and building regulations for any works carried out on the property should be specifically verified by the purchasers' conveyancer or solicitor, as should tenure/lease information (where appropriate).

FLOORPLAN



APPROX. GROSS INTERNAL FLOOR AREA 826 SQ FT / 77 SQM	Scotts Road
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 14/02/24

EPC RATING



MAP

