



## Newport Road, Leyton, London, E10

£495,000

Leasehold

**FOR SALE**

 1  2  2

- Period first floor split-level maisonette
- 2 Double bedrooms
- Loft conversion
- Double glazed
- Gas central heating
- Leytonstone Central line tube station: 0.5 mile
- Francis Road amenities nearby
- EPC rating: D (65)
- Council tax band: B
- Internal: 939 sq ft (87 sq m)

A spacious home close to excellent amenities, with just a short walk to acres of natural green space. A private entrance leads to a home with a well designed layout and an easy flow of space and natural light; being split over different levels adds to the feeling of roominess.

The lounge diner to the front of the property is an elegant room with ample space to relax in the lounge, as well as feel comfortable for dining and entertaining, and the kitchen diner is light-filled with sleek, modern fittings and plenty of space. There's a fresh feeling contemporary family bathroom and the first double bedroom is a good size. The loft room features a Juliette balcony, bespoke storage and contemporary ensuite. This is a welcoming home that's been well cared for and designed with plenty of thought and style.

Newport Road is a quiet, friendly neighborhood and well linked to everything you need. There's a number of nurseries and highly rated schools within walking distance and green space at Leyton Jubilee Park, Walthamstow Wetlands, Sidmouth Park and Coronation Gardens.

Nearby Francis Road is a great foodie destination with fantastic independent cafes, bakeries, cafes and a wine bar - highlights are Yardarm, Dreamhouse Records and Marmelo. Other local favourites are Heathcoate & Star and Filly Brook, and for mega shopping, Westfield at Stratford is just one stop on the Central Line. Transport links are excellent, you can be in Liverpool Street within minutes via Leyton/Leytonstone Central line station, also there's Walthamstow Central Victoria Line station, Leyton Midland Overground station and various bus routes that operate via Lea Bridge Road.

A great area in which to live with plenty to explore. Shall we take a look?

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## DIMENSIONS

### Entrance

Via front door leading into:

### Entrance Hallway

Staircase leading to first floor.

### First Floor Landing

Staircase leading to second floor. Door to all first floor rooms.

### Reception Room

17'3 x 13'6

### Kitchen

13'0 x 10'11

### Bedroom

11'3 x 11'0

### Bathroom

6'2 x 5'11

### Second Floor Landing (Loft)

Door to:

### Bedroom

16'6 x 11'5

Door to:

### En-Suite

### Additional Information:

Lease Term: 163 years from 4 November 1972

Lease Remaining: 111 years remaining

Ground Rent: - £200 per annum.

Service Charge: - £0 - N/A

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

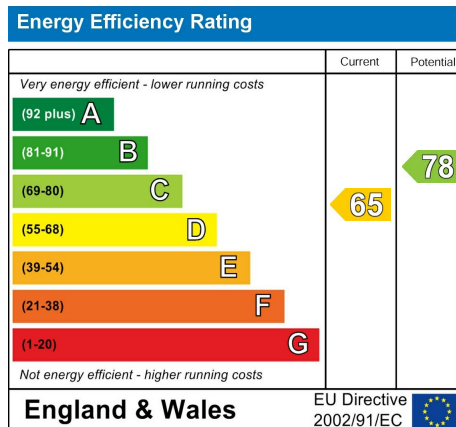


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Approximate Gross Internal Area 838 sq ft - 87 sq m  
 Ground Floor Area 78 sq ft - 7.6 sq m  
 First Floor Area 538 sq ft - 50 sq m  
 Second Floor Area 323 sq ft - 30 sq m

The floor plan is for layout purposes only. Measurements are approximate and not to be relied on as the basis of valuation.

## EPC RATING



## MAP



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