




Richmond Road, Leytonstone, London, E11

Offers In Excess Of £475,000

FOR SALE

 1  1  2

Leasehold

- Ground floor Abrahams maisonette
- 2 Bedrooms
- Gas central heating
- Close to pedestrianised Francis Road
- Leyton/Leytonstone borders
- Leyton Central line tube station: 0.4 mile
- EPC rating: D (62)
- Council tax band: B
- Rear garden: approx 25ft
- Internal: 628 sq ft (58 sq m)

A homely and welcoming heritage property in a fantastic location, with a private garden.

With original features including the coving, treated original floorboards and doors with bakelite handles, the home is full of character, and with the bonus of a layout that gives you flexibility. The second double bedroom is currently a lounge at the front of the property, with an original fireplace and bay window. Next door the second bedroom is also a double with ample room for storage.

The hub of the home is the kitchen-diner, another generous space flooded with natural light from the patio doors leading out to the south facing garden which is low maintenance with decking, dining area and raised beds.

The kitchen is modern and sleek with solid wood worktops and gently separated from the diner by glass bricks that create a little separation without breaking the flow of light. There's also a modern bathroom with a walk in shower.

The location's in between Leyton and Leytonstone with nearby access to Walthamstow, Wanstead, Epping Forest, and Stratford. A quiet, tree lined road with friendly neighbours, and rich in local culture. There're highly rated schools, and nurseries too within walking distance, and easy access to natural green space at Hollow Ponds and Wanstead Flats: there's a lovely walk from home to Hackney Marshes and the canal.

The fantastic Northcote Arms pub is just around the corner, along with great local shops, more pubs and Francis Road, famous for its buzzing independent shops, cafes and restaurants, also the High Road where the popular Deeny's serves up delicious toasties and coffee. You're well connected for transport too with just a short walk to both Leyton, Leytonstone Central Line stations, and Leytonstone High Road Overground station for short journeys to central London and only 1 stop to mega shopping at Westfield at Stratford. Shall we take a look?

Richmond Road, Leytonstone, London, E11

DIMENSIONS

Entrance

Via front door leading into:

Entrance Hallway

Door to reception room, dining room & bedroom.

Lounge

12'0 x 10'10

Door to rear garden. Open to:

Kitchen

11'0 x 6'4

Door to bathroom.

Bedroom One

11'11 x 11'3

Bedroom

11'11 x 11'2

Bathroom

10'11 x 6'9

Rear Garden

approx 25'

Notice:

All photographs are provided for guidance only.

Additional Information:

Lease Term: 189 years from 20 December 1983

Lease Remaining: 148 years remaining

Ground Rent: £0 - TBC (Pending) per annum

Service Charge: £0 - TBC (Pending) per annum

Local Authority: London Borough Of Waltham Forest

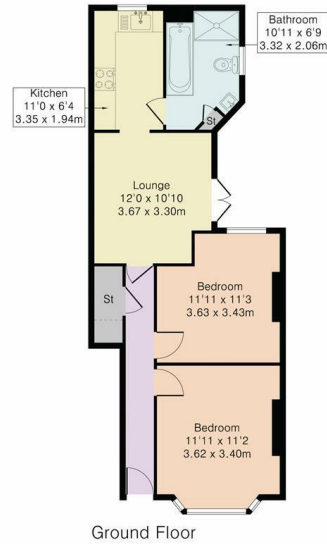
Council Tax Band: B

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

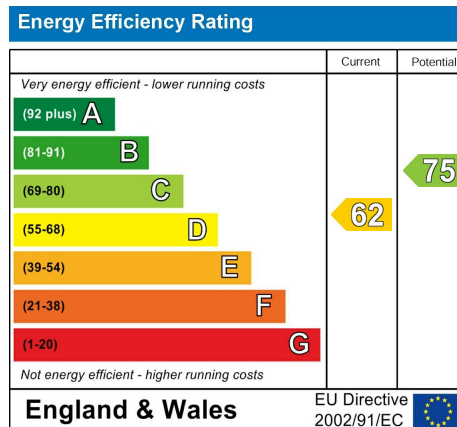
Approximate Gross Internal Area 628 sq ft – 58 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



EPC RATING



MAP



hello@estateseast.co.uk

020 8520 9300

estateseast.co.uk

