






## Scotts Road, Leyton, London, E10

Offers In Excess Of £500,000

Leasehold

**FOR SALE**

 1  1  2

- First floor Abrahams maisonette
- 2 Bedrooms
- Purpose built
- Gas central heating
- Close to Francis Road
- Leyton Midland Road station: 0.5 mile
- EPC rating: D (67)
- Council tax band: B
- Rear garden: approx 35'
- Internal: 700 sq ft (65 sq m)

An attractive split-level home with plenty of living space and a garden, in a location that's close to everything.

The property combines heritage architecture, original features, a well designed renovation, and simple stylish decor. The result is a homely property full of natural light increased by the first floor elevation, and an added sense of space from the split level plan.

The kitchen is well laid out and incorporates an island with an additional space beyond the cooking area for either chilling, working or dining.

The lounge is lovely and spacious with a bay window and wooden floorboards. The bedrooms are doubles and light-filled, and there're separate spaces for storage throughout. The 3 piece bathroom is fresh and contemporary and continues the calm theme. You also have sole use of the garden which is well kept and has lots of potential, depending on how much gardening you plan to enjoy.

Scott's Road is a quiet residential street within easy walking distance of just about everything you might need. A variety of highly rated schools and nurseries, sports grounds and Coronation Gardens and near enough to walk or cycle to the beautiful green spaces of Wanstead Flats and Hollow Pond.

You're a few minutes walk from Francis Road, famous for its array of independent shops, cafes, bakeries, restaurants and pubs. Favourites include Yardarm, Marmelo Kitchen, Filly Brook, Coach & Horses and the popular Gravity Well Taproom.

And it's just a 10 minute walk or a 5 minute cycle to the Overground at Leyton Midland Road from where you can do a swift change to the Victoria Line at Blackhorse Road. The tube at Leytonstone is about 15 minutes' walk, just two stops away from Stratford for mega shopping at Westfield and beautiful Queen Elizabeth Park. Shall we take a look?

# Scotts Road, Leyton, London, E10

## DIMENSIONS

### Entrance

Via own front door leading into:

### Entrance Hallway

Staircase leading to first floor.

### First Floor Landing

Door to reception room, kitchen/diner, bedroom one & bedroom two.

### Reception Room

14'2 x 12'3

### Kitchen/Diner

11'7 x 11'6

Open to:

### Snug/Study

9'2 x 7'1

Open to kitchen/diner

### Bedroom One

12'3 x 12'1

### Bedroom Two

9'0 x 5'11

### Inner Hall

Staircase leading to rear garden. Door to:

### Bathroom

8'9 x 4'3

### Rear Garden

approx 35'

### Additional Information:

Lease Term: 170 years from 1 January 1988

Lease Remaining: 134 years remaining

Ground Rent: £0 - Per annum

Service Charge: £0 - Per annum

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

### Notice:

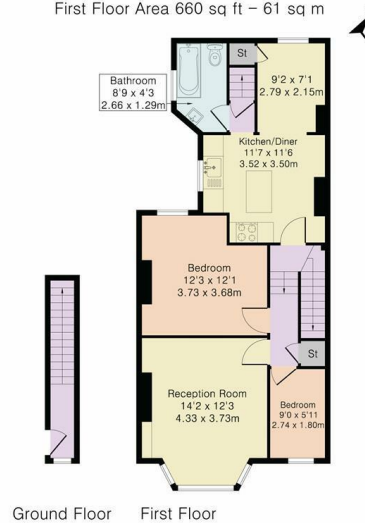
All photographs are provided for guidance only.

### 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

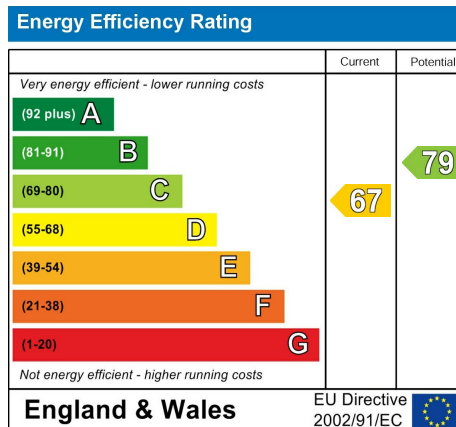
Approximate Gross Internal Area 700 sq ft – 65 sq m  
Ground Floor Area 40 sq ft – 4 sq m  
First Floor Area 660 sq ft – 61 sq m



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



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