






Richmond Road, Leytonstone, London, E11

Offers In Excess Of £825,000

FOR SALE

 2  1  3

Freehold

- Victorian terraced house
- 3 Bedrooms
- Cellar
- Kitchen/Diner
- Gas central heating
- Leytonstone Tube station: 0.4 mile
- Leytonstone High Road Overground station: 0.5 mile
- Council tax band: C
- Rear garden: approx 20ft
- Internal: 1115 sq ft (103.6 sq m)

An exceptional three double bedroom terraced house on Richmond Road. Enjoying an E11 postcode, it's conveniently located for the morning commute via Leytonstone tube station. Perhaps pick up a coffee on your way (and an almond croissant - yum!) from Unity café. The house is also just a hop, skip and a jump from E10, meaning the many bars and cafes of both Francis Road and Leyton High Road are a gentle stroll away.

So, that's the area sorted - what about the house? Well it's a belter. Wonderfully light and airy, it's beautifully presented throughout. On the ground floor there is a dual aspect through lounge, with fantastic stripped wood flooring. The kitchen diner is exquisite - simply check out the photos to see what we mean. It's a great space to dine and entertain. Upstairs there are three beautifully presented double bedrooms and a lovely family bathroom, complete with rainfall shower over the bath.

Wander outside through the bi-fold doors and you'll find the private garden to the rear. This offers fantastic outdoor entertaining space as the summer continues.

Great house, great location - we love it! Shall we take a look...?

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DIMENSIONS

Entrance

Via front door leading into:

Porch

Further door leading into:

Entrance Hallway

Staircase leading to first floor. Door to cellar, reception room two & kitchen/diner.

Cellar

20'1 x 4'1

Reception Room One

13'7 x 11'4

Open to:

Reception Room Two

11'3 x 9'6

Open to reception room one.

Kitchen/Diner

15'8 x 12'4

Sliding patio door to rear garden.

First Floor Landing

Door to all first floor rooms.

Bedroom One

14'3 x 14'1

Bedroom Two

11'0 x 9'5

Bedroom Three

12'1 x 10'6

First Floor Bathroom

6'5 x 5'8

Rear Garden

approx 20'

Additional Information:

Local Authority: London Borough Of Waltham Forest

Council Tax Band: C

EPC rating: TBC (Pending)

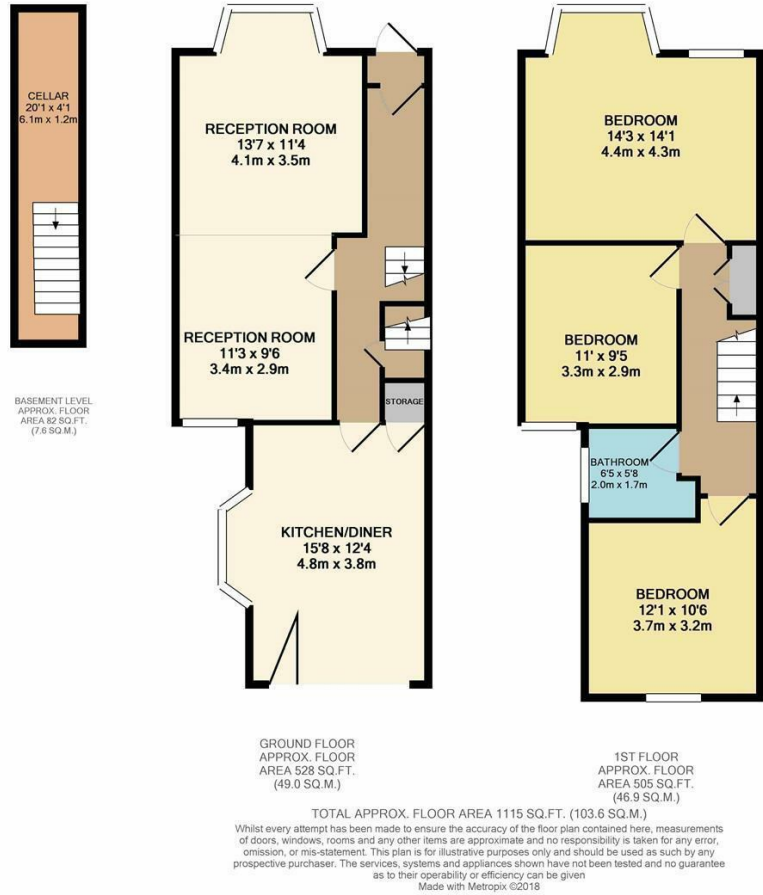
Notice:

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



EPC RATING

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		

MAP

