



## Granleigh Road, Leytonstone, London, E11

**FOR SALE**

Offers In Excess Of £450,000

 1  1  2

Leasehold

- First floor flat
- 2 Double bedrooms
- Kitchen/diner
- Double glazing
- Gas central heating
- Loft conversion with ensuite & underfloor heating
- Leytonstone High Road tube station: 0.2 mile
- EPC rating: D (58)
- Council tax band: B
- Internal: 792 sq ft (74 sq m)

This stylish two-bedroom flat is nestled in the heart of E11, a vibrant and sought-after neighbourhood in London. Step inside this charming flat and be greeted by a spacious living room featuring a cosy fireplace and cornicing.

The modern kitchen is equipped with everything you need, including ample counter space and room for a dining table, making it perfect for entertaining guests. Moving through the property to the family bathroom boasts blush pink tiles and a geometric tile floor, adding a touch of personality and style. There is also the smaller of the two bedrooms.

When ascending the stairs to the main bedroom, you'll be greeted by exposed brick, which has an ensuite bathroom for added convenience. The Velux window and Juliet balcony provide natural light and a touch of outdoor living.

The area offers a fantastic mix of local restaurants, cafes, and amenities including Filly Brook, Singburi, Homies On Donkeys, The Red Lion and Yard Sale Pizza. There are excellent transport links with Leytonstone Tube Station and Leytonstone High Road Station just a short walk away, providing seamless connections to the rest of the city.

Shall we take a look?

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## DIMENSIONS

### Communal Entrance

Via communal front door leading into:

### Communal Hallway

Door to flat.

### Entrance

Via flat entrance 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

15'2 x 11'6

### Kitchen/Diner

15'0 x 9'5

### Bedroom One

11'0 x 10'0

### Bathroom

8'7 x 6'0

### Second Floor Landing (Loft)

Door to:

### Bedroom Two

16'5 x 12'0

Door to:

### En-Suite

8'0 x 2'10

### Additional Information:

Lease Term: 189 years from 1 January 1986

Lease Remaining: 151 years remaining.

Ground Rent: £0 - N/A 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

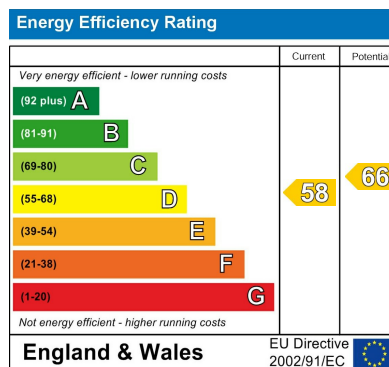
Approximate Gross Internal Area 792 sq ft – 74 sq m  
 First Floor Area 544 sq ft – 51 sq m  
 Second Floor Area 248 sq ft – 23 sq m



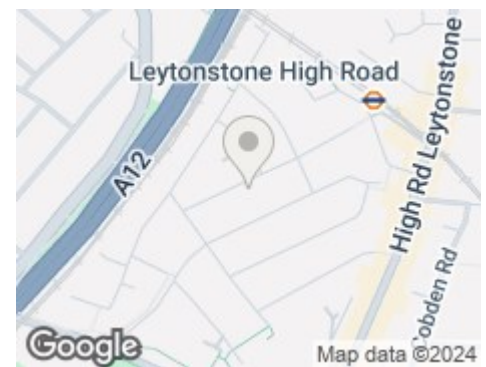
Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given 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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