






## South Birkbeck Road, Leytonstone, London, E11

Offers In Excess Of £1,000,000

**FOR SALE**

 2  2  3

Freehold

- Refurbished 3/4 Bedroom terraced house
- Arranged over four floors
- kitchen/diner
- Loft conversion
- Double glazing & gas central heating
- Leyton Tube station: 0.3 mile
- EPC rating: D (58) & Council tax band: C
- Rear garden with outbuilding
- Chain-free
- Internal: 1858 sq ft (172.6 sq m)

This beautifully refurbished, 3/4 bedroom terraced house, is arranged over four floors, boasting spacious living areas and a delightful rear garden.

The ground floor features a welcoming reception room with stunning Versailles Parquet flooring, cornicing, and an exposed brick chimney breast with a fireplace. A second reception room provides additional living space. The kitchen/diner, with its herringbone wood floors and exposed brick chimney breast, is equipped with a sleek blue kitchen and Crittal doors that open onto the garden.

Upstairs, the bedrooms feature original wood floors, adding to the property's character. A loft conversion provides a spacious master suite with an en-suite bathroom. The property benefits from double glazing and gas central heating. The downstairs bathroom features twin sinks, a freestanding bath and a separate shower all with brass fixtures.

Outside, the large rear garden features artificial turf, a decked pergola area with raised planters, and an outbuilding. The property is chain-free and offers excellent curb appeal.

Located in the desirable Leyton area, this home offers easy access to a range of amenities. Langthorne Park's landscaped gardens and open green spaces are just a short walk away, while Drapers Field and the Queen Elizabeth Olympic Park are also within easy reach. Leyton station is a short walk away, providing convenient access to Stratford and Westfield shopping centre. Liverpool Street station is just eleven minutes away by train, making it easy to commute to the City.

Families will appreciate the excellent local schools, with seventeen primary and secondary schools rated 'Good' or 'Outstanding' by Ofsted within a mile radius. The East Village, known as "London's Coolest Postcode," offers a vibrant atmosphere with a variety of independent shops, restaurants, and bars.

The property also features a spacious cellar, providing ample storage. Shall we take a look?

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## DIMENSIONS

### Entrance

Via front leading into:

### Entrance Hallway

Staircase leading to first floor & lower ground floor. Access to all ground floor rooms.

### LOWER GROUND FLOOR

#### Kitchen/diner

27'6" x 15'4"

Doors to rear garden. Door to:

#### Inner Hall

Door to terrace & storage

#### Terrace

10'8" x 6'6"

### GROUND FLOOR

Staircase leading to first floor & lower ground floor

#### Reception Room One

15'4" x 8'8"

#### Reception Room Two

11'6" x 11'5"

#### Bathroom

9'8" x 8'6"

### FIRST FLOOR

Staircase leading to second floor.

#### Bedroom One

15'4" x 11'5"

#### Bedroom Two

11'6" x 9'9"

#### WC

4'8" x 3'8"

### SECOND FLOOR

Door to:

#### Bedroom Three

19'0" x 10'9"

Door to:

#### Shower Room

8'0" x 3'0"

#### Rear Garden

Access to:

#### Outbuilding

15'3" x 14'6"

### Additional Information:

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

### Notice:

All photographs are provided for guidance only.

### Disclaimer:

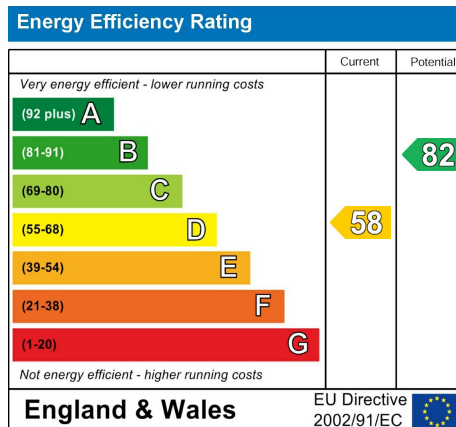
The information provided about this property does not constitute or form part of any offer or contract, nor may it be relied upon as representations or statements of fact. All measurements are approximate and should be used as a guide only. Any systems, services or appliances listed herein have not been 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



TOTAL FLOOR AREA: 1858 sq.ft. (172.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or efficacy at the time of writing.  
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## EPC RATING



## MAP



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