



Albert Road, Leyton, London, E10

Offers In Excess Of £500,000

Leasehold

FOR SALE

1 1 2

- 2 bedroom first floor Abrahams maisonette
- Kitchen/diner
- Double glazing & gas central heating
- Leyton Midland Road Overground station: 0.6 mile
- Leytonstone Tube station: 0.7 mile
- Francis Road location
- Council tax band: B
- Rear garden
- Chain-free
- Internal: 777 sq ft (72 sq m)

This charming two-bedroom Abrahams maisonette, located on Albert Road in the heart of Leyton, offers a delightful combination of character, convenience, and potential.

The spacious first-floor layout boasts original features that exude timeless appeal, including elegant coving and beautifully preserved wood floorboards. The neutral décor throughout creates a blank canvas, allowing you to personalise the space to your taste.

The generously proportioned kitchen/diner is a highlight of the home, featuring statement checker tile and providing ample space for cooking and entertaining. The primary bedroom features a built-in wardrobe for added convenience, while the second bedroom offers versatility to accommodate a variety of needs. There is also a family bathroom with stylish white subway tiles and statement checker floor tiles.

Outside, the private rear garden provides a tranquil outdoor space, ideal for relaxation or al fresco dining.

The property's location is truly exceptional, offering easy access to an array of amenities including pubs and restaurants, Homies On Donkeys, Singburi, Heathcote & Star, and the Leytonstone Tavern. Nearby Francis Road has a wide variety of delicious cafes, bakeries, independent shops, restaurants, and pubs.

There are excellent transport links with Leyton Midland Road Overground Station and Leytonstone Tube Station within easy reach, offering swift access to Central London and beyond.

This delightful maisonette presents an exciting opportunity to acquire a character-filled home in a highly sought-after Leyton location. Shall we take a look?

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DIMENSIONS

Entrance

Via own entrance door leading into:

Hallway

Staircase leading to first floor.

First Floor Landing

Door to all rooms.

Reception Room

14'6 x 11'5 (4.42m x 3.48m)

Kitchen/Diner

18'7 x 11'2 (5.66m x 3.40m)

Door with staircase leading into rear garden.

Bedroom One

12'1 x 11'7 (3.68m x 3.53m)

Bedroom Two

7'7 x 7'7 (2.31m x 2.31m)

Bathroom

7'8 x 5'7 (2.34m x 1.70m)

Rear Garden

Additional Information

Lease Term: 189 years from 25 December 1976

Lease Remaining: 141 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

EPC rating: C (69)

Notice:

All photographs are provided for guidance only.

Disclaimer:

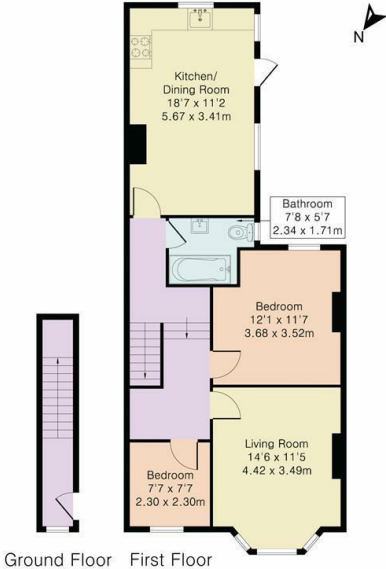
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FLOORPLAN

Approximate Gross Internal Area 777 sq ft - 72 sq m

Ground Floor Area 51 sq ft - 5 sq m

First Floor Area 726 sq ft - 67 sq m



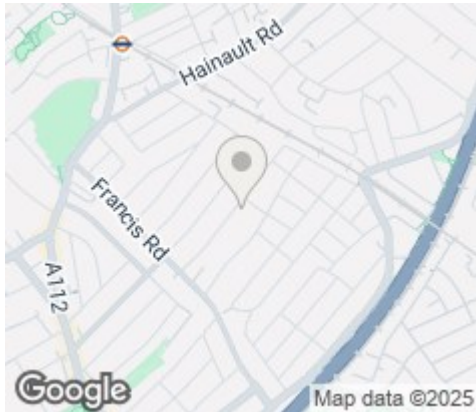
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EPC RATING

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		
	69	77
England & Wales		
EU Directive 2002/91/EC		

LOCATION



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