

St. Annes Road, Leytonstone, London, E11

Offers In Excess Of £600,000

Share of Freehold

FOR SALE

1 2 3

- First floor split-level maisonette
- 3 Bedrooms
- Gas central heating
- Well presented
- Leyton Midland Road station: 0.6 mile
- Leytonstone Tube station: 0.6 mile
- EPC rating: C (71)
- Council tax band: B
- Private rear garden: Approx 40ft
- Internal: 1165 sq ft (108 sq m)

Discover this charming first-floor, split-level, three-bedroom maisonette housed within a classic Victorian building, offering a blend of period features and modern comforts. The spacious living room is bathed in natural light from two large windows, highlighting the original feature ceiling with ornate cornicing and a beautiful original fireplace, creating a truly inviting atmosphere.

A standout feature of this property is the loft conversion, which provides a generously sized primary bedroom complete with two Velux windows and a convenient en-suite shower room. A further fireplace graces the first-floor double bedroom, adding to the period charm. The third bedroom is currently utilised as a home office, offering versatile space to suit your needs. The fully tiled family bathroom features a stylish rain shower over the bath. Outside, a private north-facing rear garden provides a tranquil outdoor space.

The location of this maisonette is truly enviable, situated in close proximity to the ever-popular Francis Road, offering an array of local amenities. You'll find yourself within easy reach of popular spots such as Marmelo, Yardarm, Deeney's, and Filly Brook, along with numerous local shops and excellent pubs, providing a vibrant social scene with plenty of places to eat and drink. For commuters, Leyton Midland Road station and Leytonstone Tube station are both conveniently located just 0.6 miles away, offering excellent transport links.

St. Annes Road, Leytonstone, London, E11

DIMENSIONS

Entrance

Via own front door leading into:

Entrance Hallway

Staircase leading to first floor.

First Floor Landing

Staircase leading to second floor. Access to reception room, kitchen & bedroom one.

Reception Room

18'6 x 14'5 (5.64m x 4.39m)

Kitchen

12'2 x 10'8 (3.71m x 3.25m)
Door to bedroom two & bathroom.

Bedroom One

12'0 x 11'11 (3.66m x 3.63m)

Bedroom Two

11'0 x 6'5 (3.35m x 1.96m)

Bathroom

11'0- x 6'9 (3.35m- x 2.06m)

Second Floor Landing

Door to:

Bedroom Three

17'2 x 16'5 (5.23m x 5.00m)

Shower Room

10'1 x 5'3 (3.07m x 1.60m)

Rear Garden

approx 40' (approx 12.19m)

Additional Information:

Head Lease: 999 years from 3 January 1985
Head Lease Remaining: 959 years remaining
Ground Rent: £0 N/A - per annum
Service Charge: £0 N/A (Pending) - per annum
Local Authority: London Borough Of Waltham Forest
Council Tax Band: B

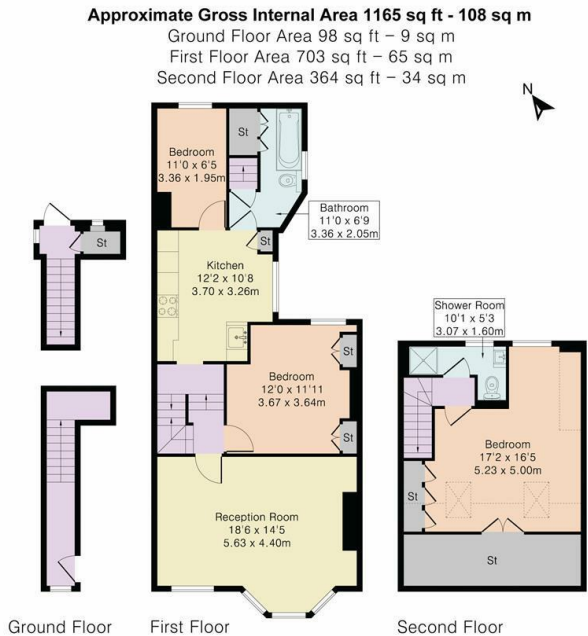
Notice:

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



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

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		
	71	75
England & Wales		
EU Directive 2002/91/EC		

LOCATION



hello@estateseast.co.uk 020 8520 9300 estateseast.co.uk

