



## Esther Road, Leytonstone, London, E11

Guide Price £395,000

Share of Freehold

**FOR SALE**

1 1 2

- Guide Price: £395,000-£420,000
- 2 bedroom second floor ex factory conversion flat
- Leytonstone Tube station: 0.5 mile walking distance
- Close proximity to High Street amenities
- Double glazed & Gas central heating
- Upper Leytonstone location
- Close to Hollow Ponds
- EPC rating: C (72) & Council tax band: C
- On street permit parking
- Internal: 705 sq ft (65 sq m)

Guide Price: £395,000-£420,000. Situated on the second floor of an ex-factory conversion, a key feature of this two-bedroom flat is the abundance of natural light that floods the interior via several Velux windows, beautifully illuminating the rooms and enhancing the sense of openness and airiness throughout. The flat's generous proportions further contribute to its appeal, and its top-floor position ensures residents appreciate enhanced peace and quiet. The two bedrooms are almost completely equal in size, while the bathroom offers a modern suite with a clean and functional design.

Renowned for its welcoming and friendly atmosphere and strong sense of community, this property's prime Upper Leytonstone location provides residents easy access to a wealth of local amenities. These include popular spots such as Out of the Woods café for coffee, the independent retailers and services along Colworth Road, and the vibrant shops and eateries of Francis Road. Conveniently located just half a mile from Leytonstone Tube station, residents benefit from swift transport links to central London and beyond, as well as proximity to the bustling High Street's diverse shops, restaurants, and everyday conveniences. In the evenings, the convivial atmosphere of local pubs like the Red Lion, the Sir Alfred Hitchcock Hotel, and The Byrds further enriches this desirable location. Nature enthusiasts will appreciate the easy access to the picturesque Hollow Ponds and the expansive Leyton Flats, both offering tranquil escapes and opportunities for outdoor recreation.

Shall we take a look?

# Esther Road, Leytonstone, London, E11

## DIMENSIONS

### Communal Entrance

Via communal front door leading into:

### Communal Hallway

Stair to first floor and flat.

### Entrance (First Floor)

Via flat entrance door leading into:

### Entrance Hallway

Staircase to second floor leading directly into:

### Open plan Lounge/kitchen

20'10 x 19'7 (6.35m x 5.97m)

Door to bedroom one, bedroom two & bathroom.

### Bedroom One

11'3 x 9'10 (3.43m x 3.00m)

### Bedroom Two

11'2 x 9'10 (3.40m x 3.00m)

### Bathroom

10'6 x 5'11 (3.20m x 1.80m)

### Additional Information:

Head Lease Term: 125 Years from 28 July 2006

Head Lease Remaining: 106 years remaining

Ground Rent: £0 per annum

Service Charge: £480 per annum

Local Authority: London Borough Of Waltham Forest

Council Tax Band: B

### Notice:

All photographs, floorplan and video tours are provided for guidance only.

### Disclaimer:

We endeavour to make our sales particulars as accurate and reliable as possible, however, they do 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 705 sq ft - 65 sq m



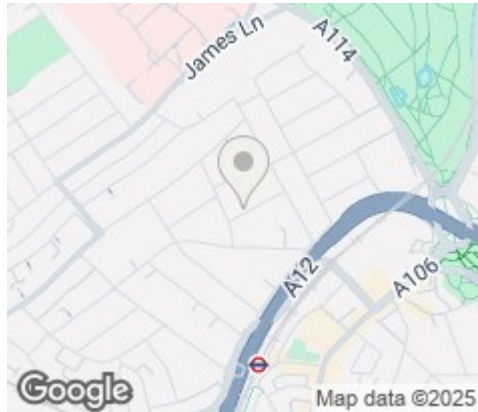
Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given 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		
	72	77
England & Wales		
EU Directive 2002/91/EC		

## LOCATION



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