



## Claude Road, Leyton, London, E10

Offers In Excess Of £450,000

**FOR SALE**

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Leasehold

- Victorian ground floor flat
- 2 bedrooms
- Popular Francis Road location
- Double glazing & gas central heating
- Leyton Midland Road station: 0.3 mile
- Council tax band: B
- EPC Rating: C (71)
- Rear garden: approx 35ft
- Chain-free
- Internal: 494 sq ft (46 sq m)

An exceptional Victorian ground-floor flat presented to a high standard throughout. Upon entering, you are greeted by a welcoming hallway leading to a stunning bay-windowed lounge at the front of the property with stylish green walls that create a sophisticated and inviting atmosphere. Continuing through the hallway, you will find a generously sized double bedroom, conveniently located off the main passage and featuring practical built-in wardrobes, providing ample storage. The kitchen, positioned at the mid-point of the flat, leads out to the generous private garden, accessible from the rear of the flat. You'll find a charming patio area alongside beautifully maintained flower beds that add a touch of natural beauty. Beyond the kitchen, a stylish three-piece bathroom awaits, complete with a luxurious rainfall shower over the bathtub, offering a tranquil retreat. To the rear of the property, a dedicated study provides an ideal space for work or creative pursuits.

The location of this property is truly enviable, just off the highly sought-after pedestrianised Francis Road. Residents enjoy a vibrant array of independent shops, cafes, and eateries on their doorstep. Favourites include Yardarm, Marmelo and Dreamhouse Records. Furthermore, the flat benefits from excellent transport links, with both Leyton Station and Leyton Midland Road Station within easy walking distance, providing swift and convenient access to the wider 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 directly into:

**Living Room**  
13'7 x 11'11 (4.14m x 3.63m)  
Door to inner hall.

**Inner Hall**  
Door to bedroom one & open to kitchen.

**Kitchen**  
10'3 x 6'7 (3.12m x 2.01m)  
Door to rear garden. Door to:

**Inner Hall**  
Door to study & bathroom.

**Bedroom One**  
11'2 x 9'9 (3.40m x 2.97m)

**Bedroom Two/Study**  
10'3 x 6'2 (3.12m x 1.88m)

**Bathroom**

**Rear Garden**  
approx 35' (approx 10.67m )

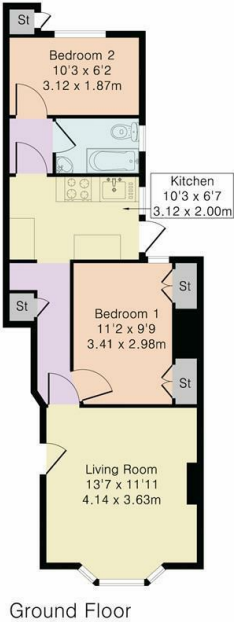
**Additional Information:**  
Lease Term: 189 years from 25 March 1984  
Lease Remaining: 148 years remaining  
Ground Rent: £0 - Per annum  
Service Charge: £0 - Per annum  
Local Authority: London Borough Of Waltham Forest  
Council Tax Band: B

**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

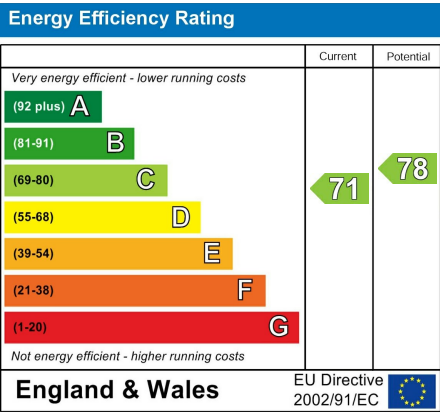
Approximate Gross Internal Area 494 sq ft – 46 sq m



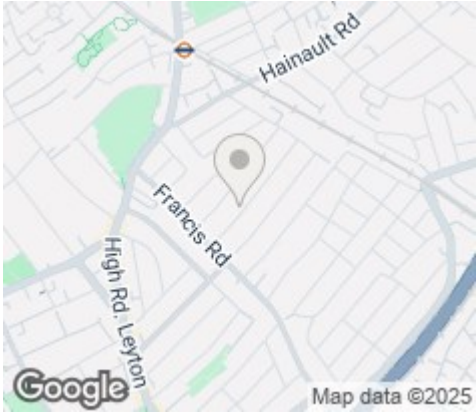
Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given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



## LOCATION



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