



Twickenham Road, Leytonstone, London, E11

Offers In Excess Of £525,000

FOR SALE

1 1 2

Leasehold

- Ground floor Victorian maisonette
- 2 Bedrooms
- Gas central heating
- Moments from Francis Road
- Leytonstone High Road Overground station 0.4 mile
- Leyton Midland Road Overground station & Leyton tube station: 0.5 mile
- Council tax band: B & EPC rating: C (71)
- South-facing rear garden: approx 40ft
- On street permit parking
- Internal: 786 sq ft (73 sq m)

Step into this charming two-bedroom ground-floor Victorian flat and discover a delightful blend of period features and modern convenience. As you enter through the hallway, you'll find beautiful new wood flooring that continues throughout the home and useful built-in storage. The inviting reception room awaits, bathed in natural light from its elegant bay window and boasting character with coving, a ceiling rose, and practical built-in alcove storage. Moving through, the primary bedroom offers a peaceful retreat with the added benefit of built-in wardrobes. Moving through to the stylish kitchen, a bright and airy space featuring crisp white cabinetry, classic metro tiles, and ample room for a dining table. Beyond the kitchen, you'll find the second bedroom, which also features built-in storage, currently a study, offering flexibility to suit your needs. Adjacent is the well-appointed three-piece shower room. From this part of the home, a door opens directly onto the South-facing rear garden, a lovely outdoor space with a paved patio area ideal for relaxing and flower beds ready for your personal touch.

This flat is located just moments from the vibrant Francis Road, a hub of independent shops and eateries. Local favourites such as Yardarm, Marlermo, and Phlox Books are within easy reach. For commuters, Leytonstone High Road Overground station is a mere 0.4 miles away, while Leyton Midland Road Overground and Leyton stations are within a convenient 0.5-mile radius, providing excellent transport links across London. This location perfectly balances access to the wide open spaces of Hackney, Leyton, and Walthamstow Marshes, along with the Wetlands and Olympic Park, offering a wealth of green spaces. The evolving landscape of East London, with the new Soho Theatre in Walthamstow and Stratford East, further enhances the appeal of this well-connected area.

Shall we take a look?

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DIMENSIONS

Entrance

Via own entrance door leading into:

Entrance Hallway

Access to reception room, kitchen & bedroom.

Reception Room

14'1 x 11'6 (4.29m x 3.51m)

Kitchen

12'6 x 10'10 (3.81m x 3.30m)

Open to inner hall. Door to bedroom two.

Bedroom One

12'2 x 11'6 (3.71m x 3.51m)

Bedroom Two

11'6 x 6'3 (3.51m x 1.91m)

Inner Hall

Door to rear garden. Door to:

Bathroom

8'2 x 6'7 (2.49m x 2.01m)

Rear garden (South-facing)

approx 40' (approx 12.19m)

On Street Permit Parking

Additional Information:

Lease Term: We have been informed by our client that the lease will be extended to 115 years
Lease Remaining: 115 years remaining
Ground Rent: £175 - Per annum
Service Charge: £0 (Pending) 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 786 sq ft - 73 sq m



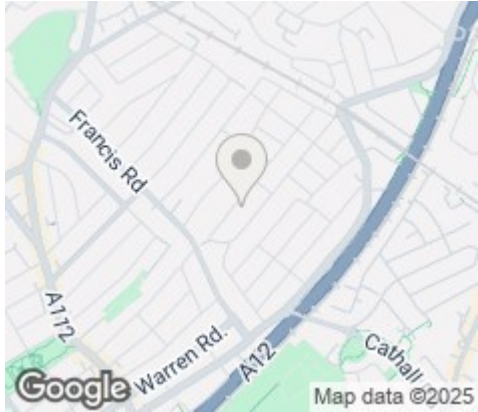
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EPC RATING

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		
	71	77
England & Wales		
EU Directive 2002/91/EC		

LOCATION



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