



## Francis Road, Leyton, London, E10

Offers In Excess Of £525,000

Share of Freehold

**FOR SALE**

1 1 2

- 2 Bedrooms ground floor flat
- Basement: 44'0 x 16'1
- Double glazed & Gas central heating
- Francis Road location
- Leyton Tube station: 0.3 mile
- EPC rating: C (69)
- Council tax band: B
- Rear garden: 23'0 x 8'2 with studio
- On street resident permit parking
- Internal: 1180 sq ft (110 sq m)

Discover this beautifully presented two-bedroom ground-floor flat, ideally located on the popular Francis Road in Leyton.

As you step through the charmingly painted original internal doors, you'll be greeted by an inviting open-plan reception room that exudes character. This delightful space boasts original floorboards and fireplace, intricate cornicing, and two elegant sash windows, creating a bright and airy atmosphere. The reception room flows seamlessly into the stylish kitchen, which also features original floorboards, a traditional Belfast sink, and chic open shelving. French doors from the kitchen provide direct access to the private rear garden, offering a peaceful escape with a charming studio and its patio area, perfect for al fresco dining.

Back inside, a unique feature of this home is the large basement, providing valuable additional space for storage or potential conversion. Continuing through the ground floor, you'll find convenient built-in storage before reaching the two bedrooms. The larger of the two bedrooms also benefits from practical built-in storage solutions. Completing this exceptional home is a strikingly stylish wet room, featuring floor-to-ceiling Spanish terracotta tiles, underfloor heating, contemporary brass fixtures, a WC, and a sink, offering a luxurious and modern feel.

Situated in the vibrant Francis Road area, you'll enjoy easy access to a host of local amenities, including the popular Yardarm, Marmelo, and Edie Rose. The renowned Northcote Arms Pub is also just a stone's throw away. For commuters, Leyton Tube station is incredibly convenient, located just a short stroll from your doorstep, ensuring excellent transport links. On-street resident permit parking is also available.

Shall we take a look?

# Francis Road, Leyton, London, E10

## DIMENSIONS

### Entrance

Via own front door leading into:

### Entrance Hallway

Door to basement & reception/kitchen.

### Basement

44'0 x 16'1 (13.41m x 4.90m )

### Reception/Kitchen

26'6 x 10'8 (8.08m x 3.25m)

Doors to rear garden.

### Bedroom One

12'10 x 9'6 (3.91m x 2.90m)

Door to rear garden.

### Bedroom Two

6'11 x 6'1 (2.11m x 1.85m)

### Bathroom

6'7 x 5'11 (2.01m x 1.80m)

### Rear Garden

23'0 x 8'2 (7.01m x 2.49m )

Access to:

### Front Garden

11'10 x 9'6 (3.61m x 2.90m)

### Studio

7'7 x 7'4 (2.31m x 2.24m)

Power & lighting.

### On street resident permit parking

### Additional Information:

Head Lease Term: From 7 December 2022 to 31 July 2147

Head Lease Remaining: 122 years remaining

Ground Rent: £0 per annum

Service Charge: £0 per annum

Local Authority: London Borough Of Waltham Forest  
Council Tax Band: B

### Disclaimer:

We endeavour to ensure that our particulars are as accurate and reliable as possible; however, they do not constitute or form part of any offer or contract and should not be relied upon as statements or representations of fact. All measurements are approximate and provided as a guide only. Any systems, services, or appliances referred to have not been tested by us, and we are therefore unable to verify or guarantee their working condition. All photographs, floorplans and video tours are provided for guidance only. Tenants are advised to verify details relating to planning permissions, building regulations, and any works carried out at the property with their solicitor or conveyancer, as well as tenure and lease information where applicable.

## FLOORPLAN

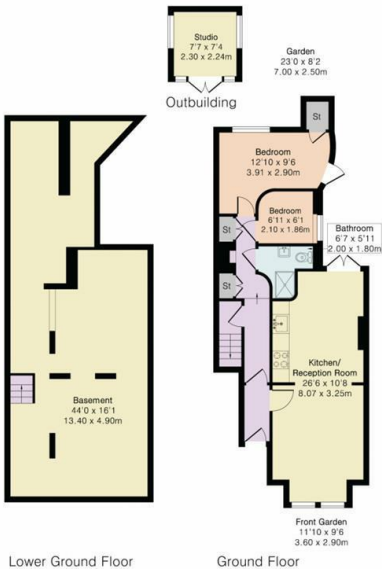
Approximate Gross Internal Area 1180 sq ft - 110 sq m

(Excluding Outbuilding)

Lower Ground Floor Area 624 sq ft - 58 sq m

Ground Floor Area 556 sq ft - 52 sq m

Outbuilding Area 55 sq ft - 5 sq m



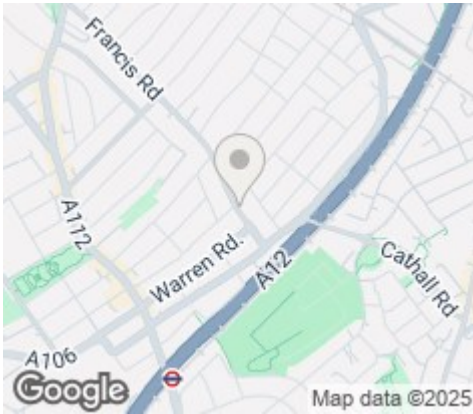
Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the 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 |         |           |
|                                             | 69      | 77        |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

## LOCATION



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