



Cann Hall Road, Leytonstone, London, E11

£330,000

FOR SALE

1 1 2

Share of Freehold

- 2 bedroom ground floor maisonette
- Double glazing & gas central heating
- Leytonstone High Road station: 0.6 mile
- Wanstead Park station: 0.6 mile
- Popular Wanstead Flats closeby
- EPC rating: C (75)
- Council tax band: B
- Courtyard
- Chain-free
- Internal: 584 sq ft (54 sq m)

This beautifully presented two-bedroom ground-floor maisonette on Cann Hall Road is a superb find. It has been neutrally decorated throughout and features stylish laminate flooring, making it completely ready for you to move straight into.

The interior offers a bright, open-plan kitchen/diner/lounge with a modern fitted kitchen, ideal for contemporary living and entertaining. For convenience, the home also includes an internal storage cupboard. There are two bedrooms, one double and one single, along with a practical three-piece family bathroom. To the rear, you'll find a private, small outdoor courtyard.

Positioned perfectly on the border of E11 and E7, this location delivers the best of both areas. Enjoy the vast, open space of the popular Wanstead Flats just a short walk away. The fantastic Lord Rookwood pub is practically on your doorstep, and you're close to the popular independent bars and eateries nestled in the railway arches on Winchelsea Road, including the superb Wild Goose Bakery. Commuting is a breeze with Leytonstone High Road station and Wanstead Park station, both located just a short stroll away.

Shall we take a look?

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DIMENSIONS

Entrance

Via front door leading directly into:

Open plan reception room/kitchen

23'3 x 13'8 (7.09m x 4.17m)

Door to:

Inner Hall

Door to all rooms.

Bedroom One

16'7 x 7'10 (5.05m x 2.39m)

Bedroom Two

10'6 x 4'11 (3.20m x 1.50m)

Courtyard

5'11 (1.80m)

Additional Information:

Head Lease Term: We have been advised by

the vendor that there will be a new head

lease of 999 years granted upon completion.

Head Lease Remaining: 999 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 and floorplans are

provided for guidance only. Tenants are

advised to verify details relating to planning

permissions, building regulations, and any

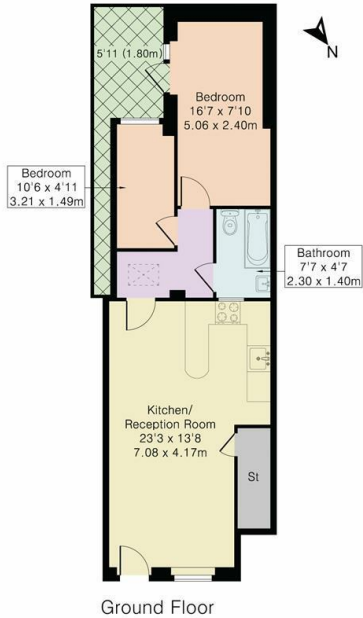
works carried out at the property with their

solicitor or conveyancer, as well as tenure

and lease information where applicable.

FLOORPLAN

Approximate Gross Internal Area 584 sq ft - 54 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

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		
	75	77
England & Wales		
EU Directive 2002/91/EC		

LOCATION



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