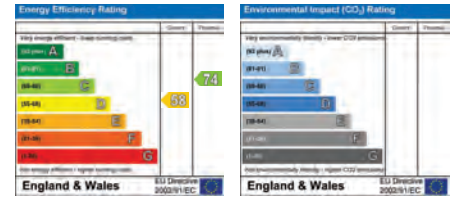
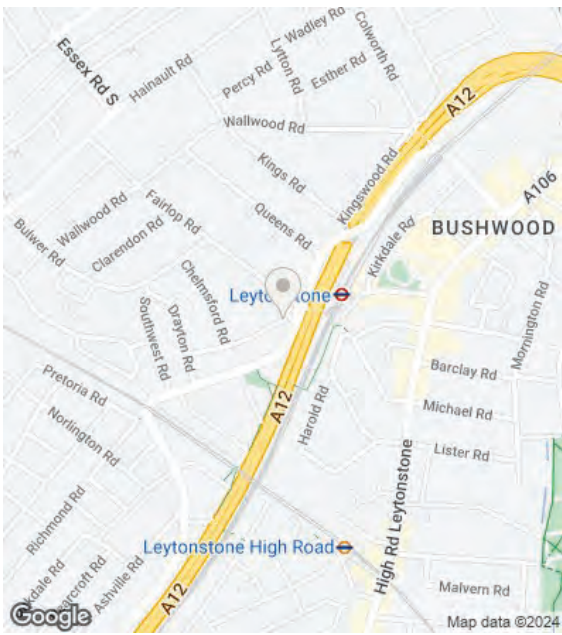


Fillebrook Road, Leytonstone E11 Price £300,000 Leasehold - Share of Freehold

This ideally situated one bedroom ground floor flat is located within a sought-after development located just moments from transport links including, Leytonstone Central line tube and bus station, helping to provide you with a convenient service in and around the City. Main shopping areas and local amenities are also within easy reach, along with High Road Leytonstone, which is easily accessible via a short walk, and provides you with an array of eateries, shops and Tesco superstore. Vast open green spaces of Wanstead Flats and Hollow Ponds are within great access and provides you with a serene escape from London living.

- Ideally situated one bedroom ground floor flat
- Superbly located for transport links
- Entrance via secure entry intercom system
- Spacious living / dining area with raised bay-window
- Sleek fitted kitchen incl. integrated oven & hob
- Good size double bedroom
- Bathroom suite
- Access to well maintained communal grounds
- Off-street parking space for one car
- Walking distance to main shopping area & local amenities



(All measurements are approximate sizes and are given as a guide only as obstacles may have prevented accuracy)

All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

Planning & building regulations details for any works carried out on the property should be specifically verified by the purchaser's solicitor before proceeding with the purchase.

"These sales particulars have been prepared by Theydons upon the instruction of the vendor(s) and they shall not constitute an offer or the basis of any contract. Our inspection of the property was purely to prepare these particulars and no form of survey, structural or otherwise was carried out. Services, fittings and equipment referred to within the sales particulars have not been tested (unless otherwise stated) and no warranties can be given. Accordingly the prospective buyers(s) must make their own enquiries regarding such matters"

20 Church Lane, Leytonstone, London, E11 1HG
Tel: 020 3972 2001 | Email: hello@theydons.com
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Residing here:

Entrance via secure entry intercom will lead you into the communal hall, then further to your front door and then it's into this home's inviting entrance hall. The spacious living / dining area provides this home with a great space to enjoy spending your spare time, whether that's relaxing in front of the TV, reading your favourite novel or hosting family and friends for dinner, this area will fast become your favourite place to gather.

The bright living / dining area also leads seamlessly into the open-plan kitchen, a lovely space to cook up your signature dishes in and has been completed to include sleek fitted wall and base units with wooden work surface and integrated oven and hob.

The bedroom is a good size double room, large enough to occupy storage solutions such as wardrobes / chest of drawers, great for neatly storing away your clothing and accessories.

Lastly the bathroom suite is a serene space to unwind in after a long day with a soak in the bathtub.

Externally: Access to well maintained communal gardens and off-street parking for one car.

In addition:

Short stroll to Filly Brook bar, Unity Café, Arch Deli & Bar, Jo & Kesi Boutique & Heathcote & Star pub

Walking distance of local amenities, open green spaces and transport links

Road links incl. A12, A406 & M11

Transport links into Westfield Stratford City, The Queen Elizabeth Olympic Park & East Village

Leasehold – Share of Freehold

Lease: Vendor currently extending lease to 999 years approx.

Service Charge: £1,534 per annum

Council Tax Band: B



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Lounge
15'9 x 10'7

Fitted Kitchen
9'3 x 6'10

Bedroom 12' x 9'8

Bathroom Suite

Communal Grounds

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