

Pretoria Road,

Leytonstone, E11



Theydons.

HOME STORY

This beautifully presented two-bedroom first-floor flat, boasts its own private entrance and share of freehold, is perfectly positioned to take full advantage of the vibrant local lifestyle.

Nestled just moments from an array of amenities and the bustling main shopping areas, you'll find yourself particularly drawn to the ever-popular pedestrianised Francis Road, home to a delightful mix of independent eateries, cafés, and boutique shops, ideal for leisurely weekends and relaxed evenings. Excellent transport links, including the Overground rail, Central Line tube, and an extensive network of bus and bike routes, make commuting around the City effortless.

For a breath of fresh air, the serene Hollow Ponds and sprawling Epping Forest are within easy reach, offering picturesque settings for daily walks or weekend escapes. Plus, the renowned Queen Elizabeth Olympic Park is nearby, inviting you to explore its gardens, green spaces, and extensive dining options.



RESIDING HERE

Step inside this charming home via your very own private entrance and welcoming lobby, where a staircase leads you to the bright, split-level first-floor landing. At the front of the property, you'll find the second of the two bedrooms, a flexible space designed to suit your lifestyle needs. Whether you envision it as a guest bedroom, a nursery, a home office, or a creative retreat, this adaptable room is ready to accommodate you.

Also positioned at the front is the beautifully bright, bay-fronted living area. Bathed in natural light thanks to the generous bay windows, this inviting space is perfect for unwinding with your favourite series, enjoying a good book, or catching up with loved ones over a cup of tea.

Heading towards the rear of the home, you'll find the spacious main bedroom, a peaceful haven that comfortably allows room for wardrobes, dressers, and additional storage, helping to keep your belongings neatly tucked away.



The bathroom offers a tranquil setting to relax and unwind after a busy day, complete with a bathtub perfect for long, indulgent soaks.

Finally, at the back of the property, you'll discover the large fitted kitchen and dining area, a beautifully bright and airy space ideal for hosting friends and family. Whether it's a casual brunch or a dinner party, this area is well-equipped with sleek wall and base units, ample worktop space, tiled splashbacks, and an integrated oven and hob, ready for you to create your signature dishes at home.

THE STORY CONTINUES...

Excellent transport links, including the Central Line Tube and Overground services

Close proximity to local amenities, independent boutiques, and popular eateries

Convenient road connections via A12, A406 & M11

Easy access to Westfield Stratford City, Queen Elizabeth Olympic Park & East Village

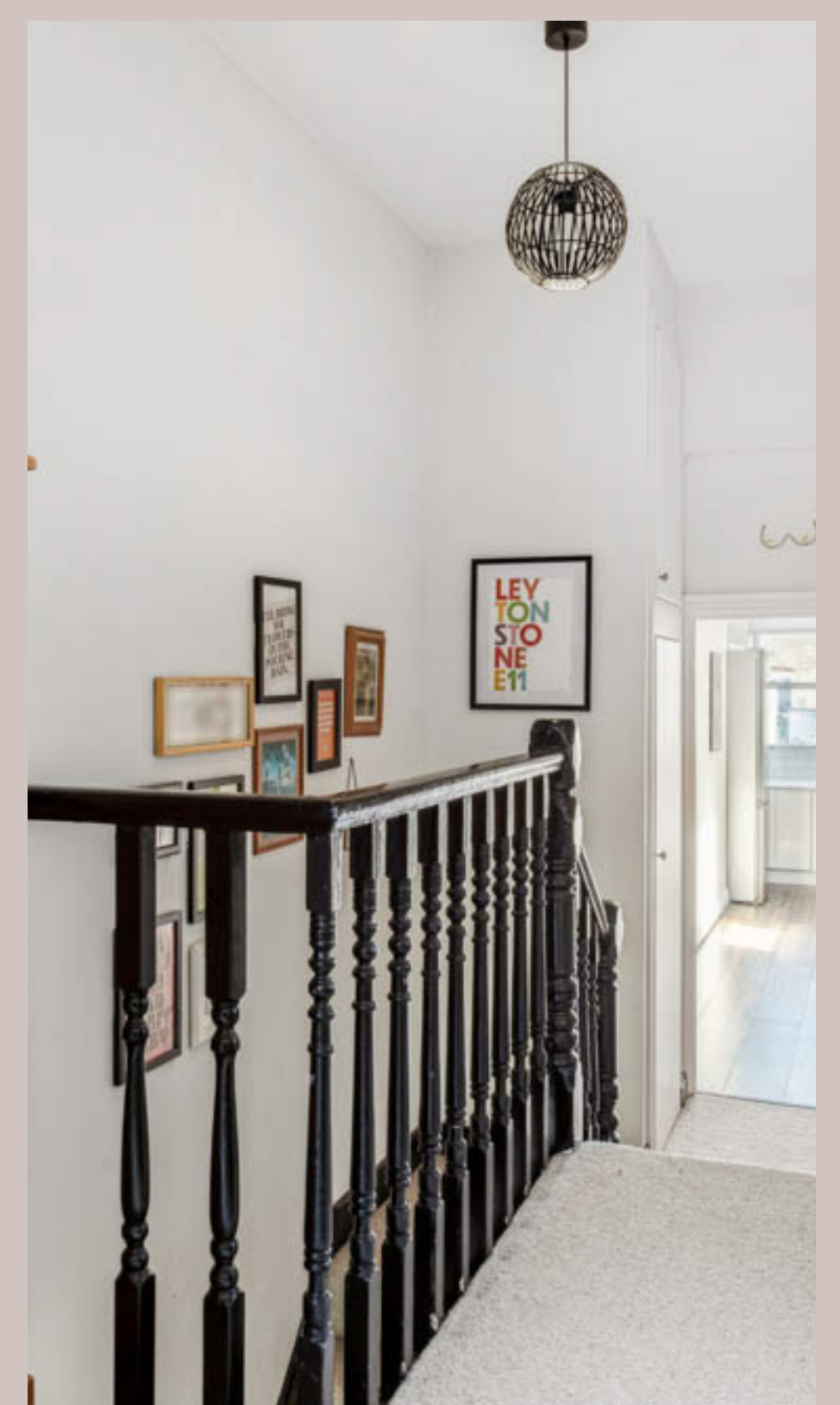


FINER DETAILS

999 year lease from 21 June 2021

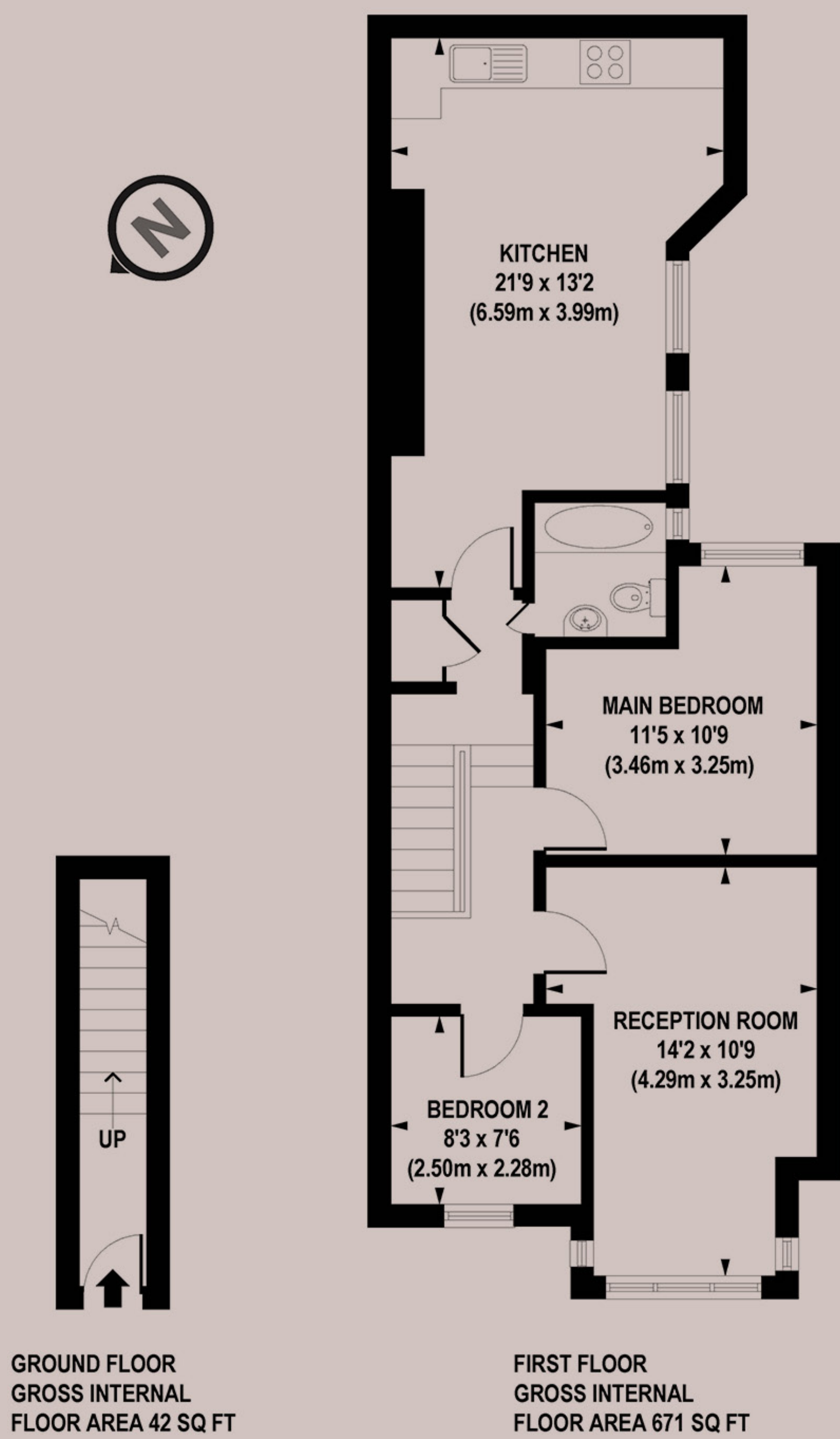
Share of Freehold

Council Tax Band: B



HOME FEATURES

- Beautifully presented two-bedroom first-floor flat
- Leasehold - Share of Freehold
- Own front door & entrance lobby
- Superbly located for access to local amenities & shopping
- Split-level first-floor landing
- Bright bay-fronted living area
- Good size second bedroom / nursery or study
- Serene bathroom suite
- Main bedroom with room for storage solutions
- Roomy fitted kitchen / diner incl. integrated oven & hob
- Close to vast open green spaces
- Great access to transport links
- EPC Rating D



APPROX. GROSS INTERNAL FLOOR AREA 713 sq. ft / 66.20 sq. m

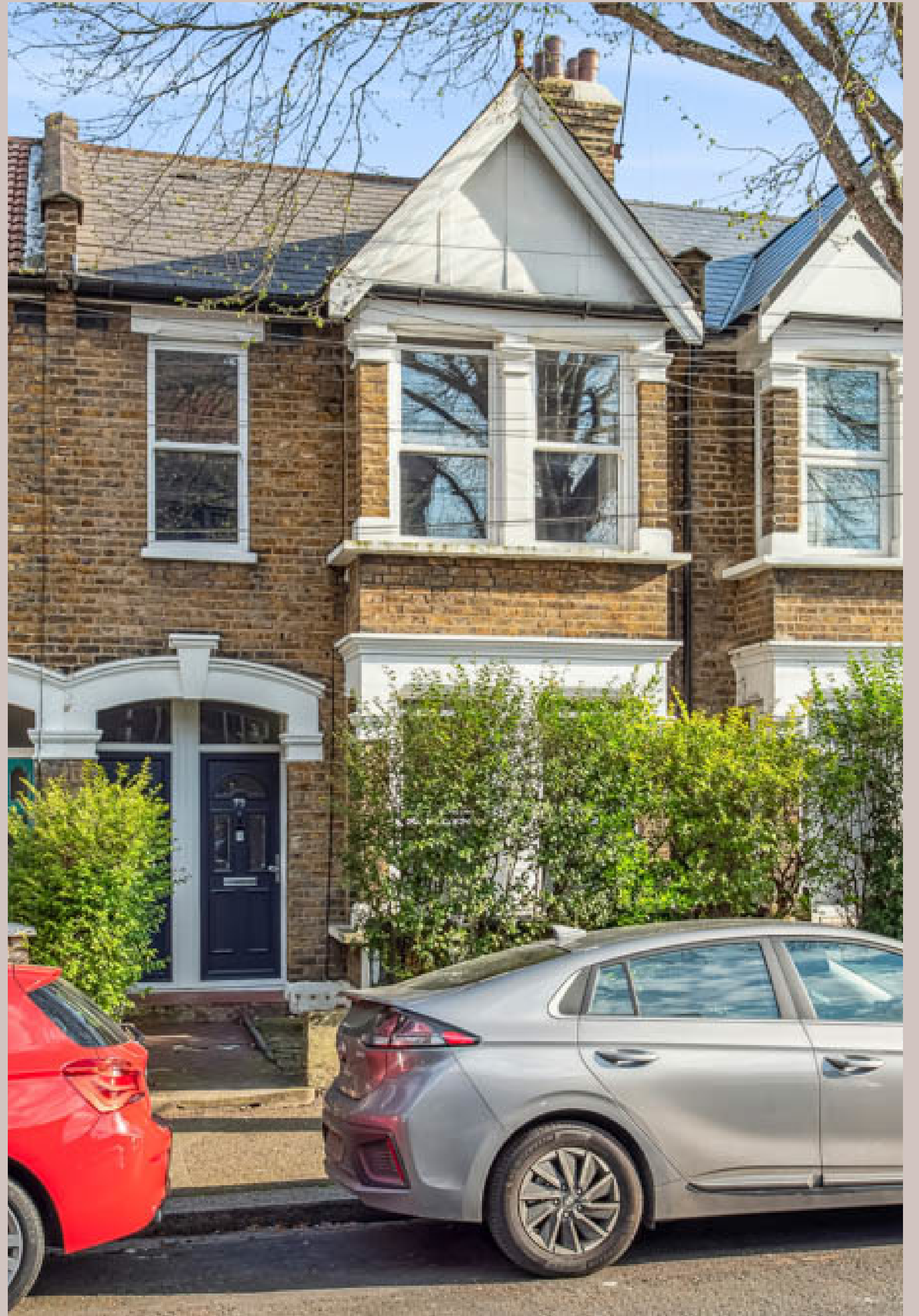
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

ROOMS

- Lounge 14'2 x 10'9 (4.29m x 3.25m)
- Kitchen / Diner 21'9 x 13'2 (6.59m x 3.99m)
- Main Bedroom 11'5 x 10'9 (3.46m x 3.25m)
- Bedroom Two 8'3 x 7'6 (2.50m x 2.28m)
- Serene Bathroom Suite

Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

HOME GALLERY





*“This home is perfectly
positioned to take full
advantage of the vibrant
local lifestyle.”*



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