

# Hainault Road,

Upper Leytonstone, E11



**Theydons.**

# HOME STORY

Nestled in a sought-after block of just six homes, this beautifully presented two-bedroom first-floor flat offers a perfect blend of comfort and convenience in the heart of Upper Leytonstone. Just a short walk to Leytonstone Central Line tube station, you'll enjoy quick and easy connections to the City and beyond, with plenty of bus and cycle routes also nearby.

High Road Leytonstone is within easy reach, home to a vast range of popular eateries, handy amenities, and supermarkets including a Tesco superstore and Aldi. For your morning coffee or a weekend treat, the beloved Out of the Woods café is just a short stroll away. Nature lovers will also appreciate the close proximity to the open green spaces of Hollow Ponds and Epping Forest, ideal for peaceful walks and a breath of fresh air.





# RESIDING HERE

Step into this charming and well-presented home via a secure entry intercom system, leading through a welcoming communal entrance and hallway. Stairs guide you up to the first floor of this desirable block, where this delightful two-bedroom flat awaits.

Inside, the private entrance hall sets the tone with a warm welcome and offers a handy storage cupboard - ideal for tucking away coats, shoes, and everyday essentials.

The spacious living and dining area is the heart of the home, perfect for relaxing in front of your favourite series or entertaining friends and family over dinner. It's a versatile space that balances comfort and sociability with ease.

The kitchen is a true highlight, elegantly designed with sleek fitted wall and base units that pair beautifully with tiled surrounds and quality worktops. It's not just stylish but also highly functional, with integrated appliances that keep everything looking streamlined and organised, perfect for whipping up your signature dishes.



This home also features two generously sized bedrooms, both with ample room for storage solutions such as wardrobes or chest of drawers, keeping your space tidy and your essentials neatly tucked away.

The modern bathroom suite offers a serene escape, ideal for a relaxing soak in the tub after a busy day

Externally: Residents benefit from access to well-maintained communal gardens, perfect for enjoying the sunshine in the warmer months or unwinding with a good book outdoors.



# THE STORY CONTINUES...

Within walking distance of local shops, cafes, and amenities

Great access to Hollow Ponds and Epping Forest for scenic walks

Excellent transport links, including Leytonstone Central Line tube

Easy road access to the A12, A406, and M11

Convenient routes to Westfield Stratford City, Queen Elizabeth Olympic Park & East Village



## FINER DETAILS

Asking Price £400,000

Leasehold

Lease: 999 years from 29 September 1965

Ground Rent: £100 per annum

Service Charge: TBC

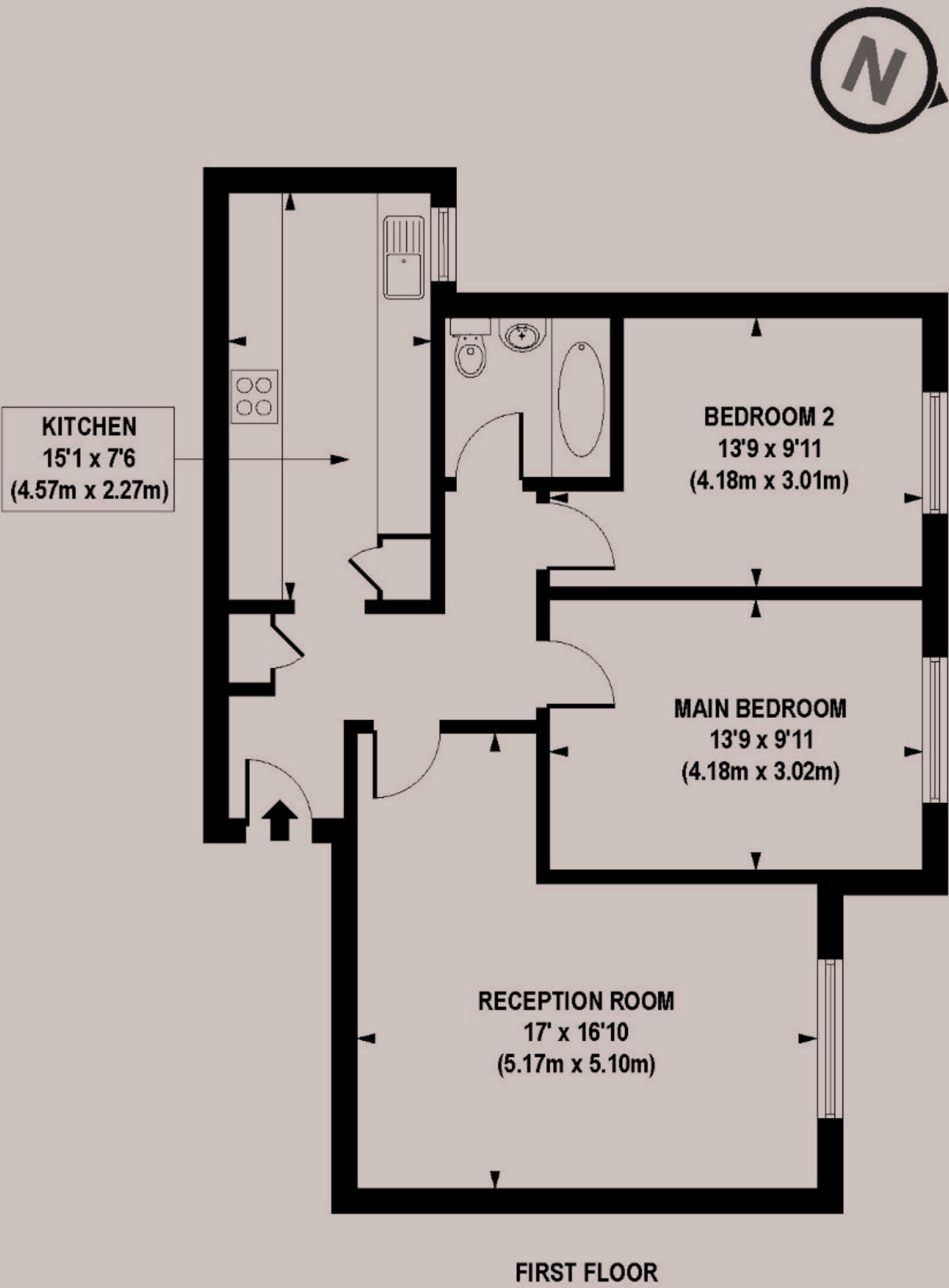
Council Tax Band: C





# HOME FEATURES

- Beautifully presented two-bedroom first floor flat
- Leasehold with long lease
- Ideally located within the popular Upper Leytonstone Area
- Easy walking distance to transport links incl. Central Line tube
- Close to main shopping areas & amenities
- Walking distance to Hollow Ponds & Epping Forest
- Entrance via secure entry intercom system
- Entrance hallway with storage cupboard
- Spacious living / dining area
- Elegant fitted kitchen incl. integrated appliances
- Two good size bedrooms
- Modern bathroom suite
- Access to well-maintained communal grounds
- EPC Rating C



APPROX. GROSS INTERNAL FLOOR AREA 742 sq. ft / 68.95 sq. m

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.

**Theydons.**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## ROOMS

- Reception Room 17' x 16'10 (5.17m x 5.10m)
- Fitted Kitchen 15'1 x 7'6 (4.57m x 2.27m)
- Main Bedroom 13'9 x 9'11 (4.18m x 3.02m)
- Bedroom Two 13'9 x 9'11 (4.18m x 3.01m)
- Modern Bathroom Suite



# HOME GALLERY

---









*“Nestled in a sought-after  
block of just six homes, this  
beautifully presented  
two-bedroom first-floor flat  
offers a perfect blend of  
comfort and convenience in  
the heart of Upper  
Leytonstone.”*







# Theydons.

[www.theydons.com](http://www.theydons.com)

[hello@theydons.com](mailto:hello@theydons.com)

0208 539 2009