

Oakdale Road,

Leytonstone, E11



Theydons.

HOME STORY

Step into a stylish ground-floor sanctuary where comfort meets convenience in this beautifully presented two-bedroom flat, complete with direct access to your very own private garden, an inviting escape perfect for lazy weekend brunches, summer reads, or evening unwinds. Nestled just moments from the pedestrianised Francis Road, you'll find yourself effortlessly immersed in a charming local scene, where artisan coffee shops, independent eateries, and boutique stores beckon for casual strolls and spontaneous indulgences.

With Leyton and Leytonstone Central Line stations close at hand, plus an array of bus and cycle routes, getting into the City, or escaping it, is refreshingly easy. For your everyday essentials, High Road offers everything within reach, while nearby green spaces provide a welcome retreat, blending the best of urban living with moments of calm and nature.



RESIDING HERE

Step Inside

Inside, the spacious bay-fronted living / dining area unfolds, featuring a new timber bay window that floods the space with natural light, a bright and inviting setting made for relaxed evenings in front of the TV, weekend brunches, or catching up with family and friends in comfort and style.

Follow the light-filled hallway to the generous main bedroom, featuring warm wood flooring and a rear-facing window overlooking the side garden. The natural light here creates a soothing atmosphere that feels both calm and uplifting, a perfect setting for restful nights and peaceful mornings.

The sleek and newly refurbished bathroom suite offers a tranquil space to carry out your daily routines or unwind after a long day with a soak in the bathtub. It's the kind of room that makes self-care feel like a luxury.

Smartly Designed Space

The fitted kitchen is thoughtfully designed with practical wall and base units, a wooden worktop, tiled splashback, white goods and integrated oven and hob, perfect for preparing everything from weekday dinners to weekend feasts. A door opens directly onto the rear garden, making dining al fresco a simple pleasure during the warmer months.



To the rear of the property, you'll find the second well-sized bedroom, complete with built-in storage to keep clothing and accessories neatly tucked away. A bay window and a rear door leading out to the garden help to blur the line between indoor comfort and outdoor serenity, bathing the space in natural light and creating a lovely garden-facing retreat.

A Garden to Enjoy

Outdoors, your own private rear garden, mainly laid to lawn with a handy shed, offers a peaceful sanctuary. Whether you're enjoying morning coffee, summer BBQs, or simply soaking up the sun, this is a space to make the most of all year round.

THE STORY CONTINUES...

Great access to main shopping areas & local amenities

Close to transport links including Central Line tube stations

Short stroll to the popular pedestrianised Francis Road area



FINER DETAILS

OIEO £450,000

Leasehold - Share of Freehold

Lease: 999 years from 1 January 2019

Ground Rent: N/A

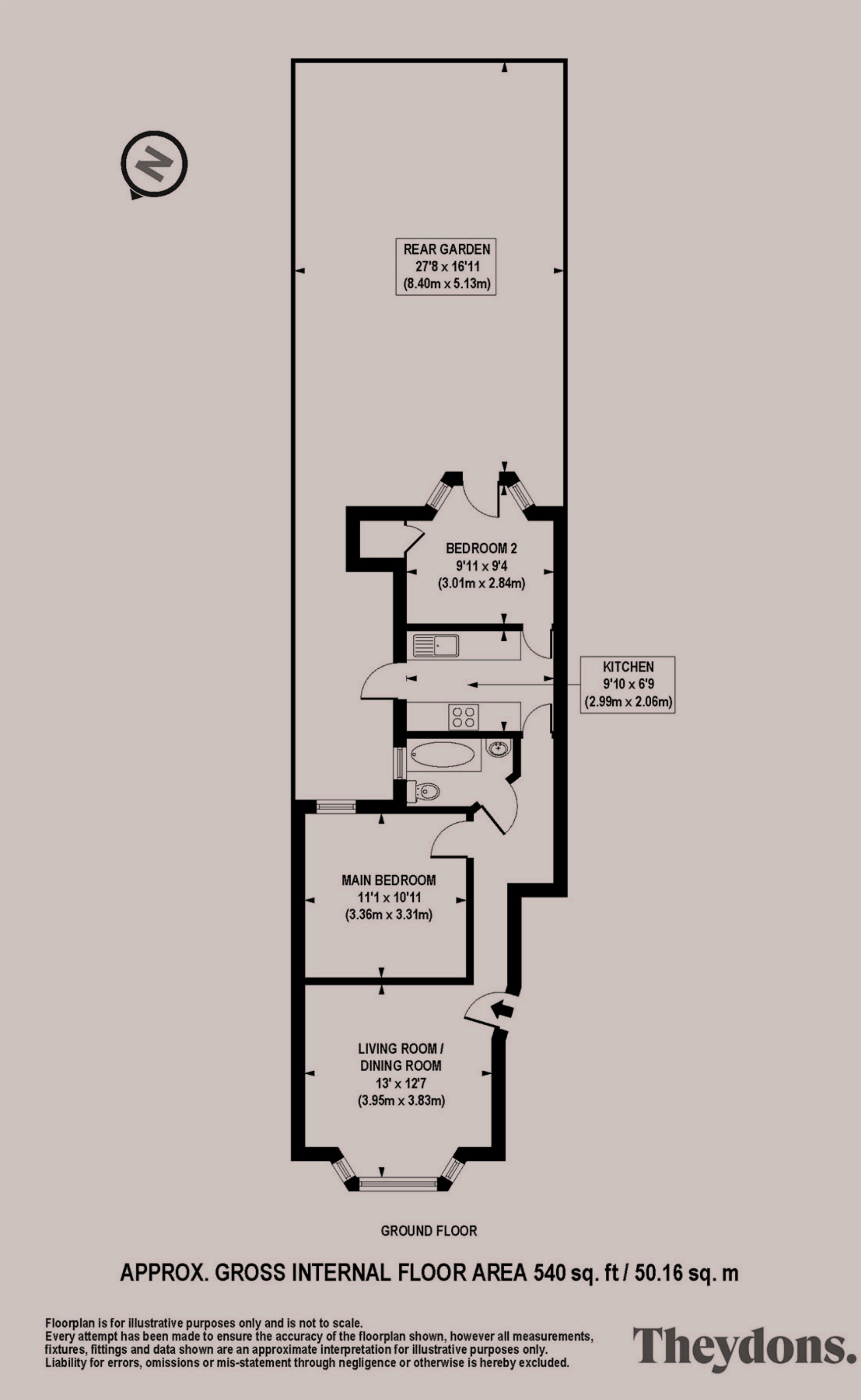
Service Charge: N/A

Council Tax Band: B



HOME FEATURES

- Stylish two-bedroom ground-floor flat
- Share of Freehold
- Spacious bay-fronted living / dining area
- Two good size bedrooms
- Newly refurbished sleek bathroom suite
- Fitted kitchen incl. integrated oven & hob
- Access to rear garden via kitchen & bedroom two
- Own private rear garden
- Short stroll to popular pedestrianised Francis Road
- Close to main shopping areas & amenities
- Great access to transport links incl. Central Line tube station
- EPC Rating TBC



ROOMS

- Living / Dining area 13' x 12'7 (3.95m x 3.83m)
- Main Bedroom 11'1 x 10'11 (3.36m x 3.31m)
- Sleek Bathroom Suite
- Fitted Kitchen 9'10 x 6'9 (2.99m x 2.06m)
- Bedroom Two 9'11 x 9'4 (3.01m x 2.84m)
- Rear Garden 27'8 x 16'11 (8.40m x 5.13m)

HOME GALLERY





A photograph of a room corner. On the right, a wooden chest of drawers with multiple drawers and round knobs is visible. On top of the chest, there is a white ceramic pitcher with a handle, filled with dried eucalyptus branches. Next to the pitcher is a small, cylindrical jar with a label. The wall is a light grey color, and the ceiling is white with a sloped section. The lighting is soft and natural.

Note From Owner...

"It's been such a comfortable and happy home for nearly ten years.

There's a fantastic community spirit (we'll miss our neighbours a lot!) and it's a brilliant base for making the most of Leyton, Leytonstone and beyond — with new independent businesses opening all the time and an amazing choice of green spaces for somewhere so close to central London."



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