

Cambrian Road, London E10

3 bedroom, First floor, Split-level flat
Guide Price £600,000 – £650,000



EASTBANK



Set on the entire first floor of this striking detached Victorian building is a brand newly developed, three bedroom flat with enviable triple-aspect views.

Upon entering the building and through the door to the flat, you will walk up a flight of stairs to the landing where you'll first set your eyes on the large open living and kitchen area. The choice of paint colours are divine, with a wonderful and elegantly designed light olive kitchen to the front of the room with ample worktop space and built in, integrated appliances.

- Three Bedrooms
- Brand Newly Refurbished
- Entire First Floor
- Well Proportioned Rooms
- Large Open Kitchen/Living Room
- Meticulously Designed
- Short Walk To Leyton Midland Station
- Detached Victorian Building
- Chain Free
- Brand New Lease

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The white brick-tiled splash-back allows for the unexpected food splash that we have all endured, making it easy to keep clean and looking new.

The flooring is a beautiful natural engineered oak wood which sticks with the neutral tones across the property, allowing all buyers to put their own stamp on the flat with their furniture choice.

It gives the bedroom additional character and warmth, to add to the soft beige carpet, which also follows on to the landing and each of the bedrooms.





The ever popular Francis Road is just to the south and has very much a village feel, mostly pedestrianised with a choice of independent shops, restaurants and cafés at your disposal.



Bedroom 3

Out of the kitchen and next you'll find the three-piece bathroom suite, designed with large 60x60cm white speckled floor tiles as well as teal blue upright wall tiles, finished with white matte fixtures such as the taps, mixers and flush plate, including a large shower-head over the bath.

The smaller of the three bedrooms sits beyond the bathroom yet benefits from a wonderfully reinstated fireplace for aesthetic purposes only.

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Bedroom 1



Down a few steps on to the half landing, and back up a few more steps leads to the front half of the flat where the two larger bedrooms including the front primary bedroom overlooking the street are located.

Each of the rooms provide ample space for storage and the entire property benefits from beautiful sash windows, retaining the character and charm of the Victorian era.



Leyton Midland Road which is on the Overground Network is also only a short leisurely stroll away from Cambrian Road.



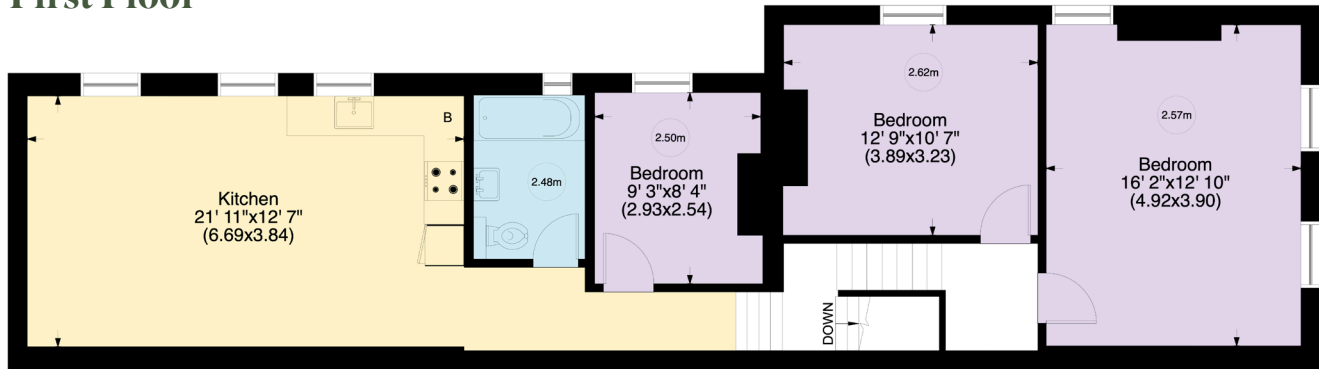
Flat B, Cambrian Road, London E10

Gross internal area 88m² (951ft²)

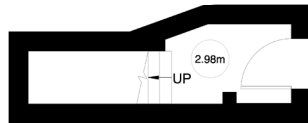
All measurements are approximate, not to scale



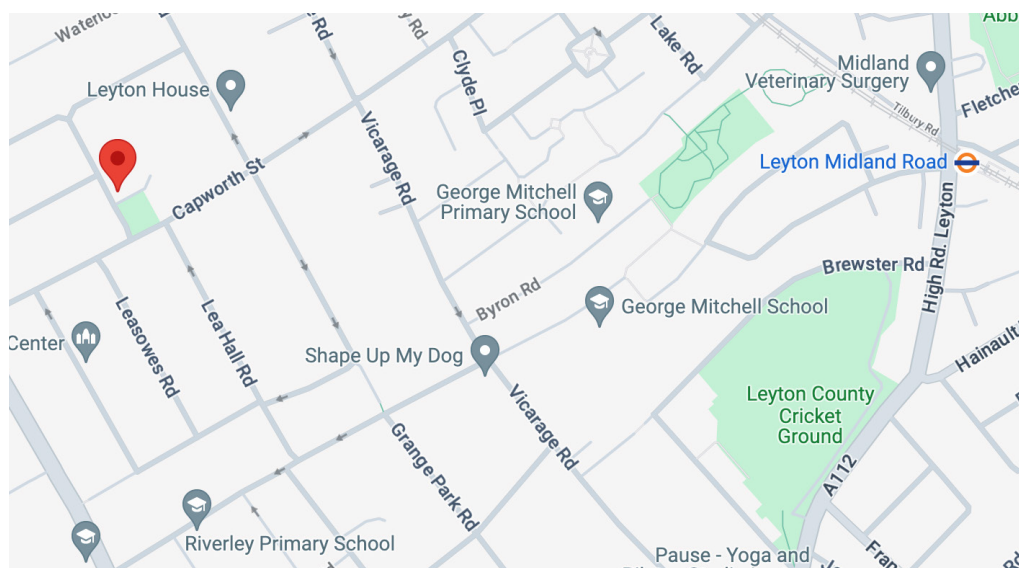
First Floor



Ground Floor



Location



The property is wonderfully positioned in a quiet, leafy residential location, only moments from Leyton Jubilee Park which is the biggest and most popular park in the area, home to a host of sporting amenities, a community cafe and a large playground.

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