



BOWDEN
BRADLEY



Queens Lodge 13 Queens Road
, Leytonstone, E11 1BA

Guide price £350,000



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GUIDE PRICE: £350,000 - £375,000.

Welcome to this charming one-bedroom split-level flat nestled in the heart of Upper Leytonstone. Situated just minutes away from Leytonstone station, this period conversion boasts an excellent condition throughout, offering modern comforts within a classic architectural setting.

As you step inside, you're greeted by a cozy living space filled with natural light, perfect for unwinding or entertaining guests. Downstairs, a convenient storage room awaits, ensuring ample space for belongings.

Located just a short stroll away, Leytonstone High Road beckons with its vibrant atmosphere, bustling with an array of coffee shops, bars, and restaurants, catering to diverse tastes and preferences. For those who relish the outdoors, the serene Hollow Ponds offers a tranquil escape, while Wanstead Golf Club presents opportunities for leisurely rounds amidst lush greenery.

This property presents an ideal blend of urban convenience and suburban tranquility, promising a lifestyle of comfort and accessibility. Don't miss the chance to make this delightful flat your own slice of Leytonstone paradise.

Lease remaining: 120 years approx

Service charge: £420 per year

Ground rent: N/A

Front



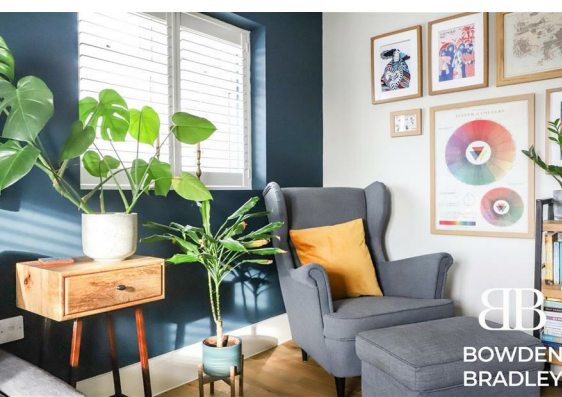


Kitchen/Diner
15'8 x 8'5 (4.78m x 2.57m)

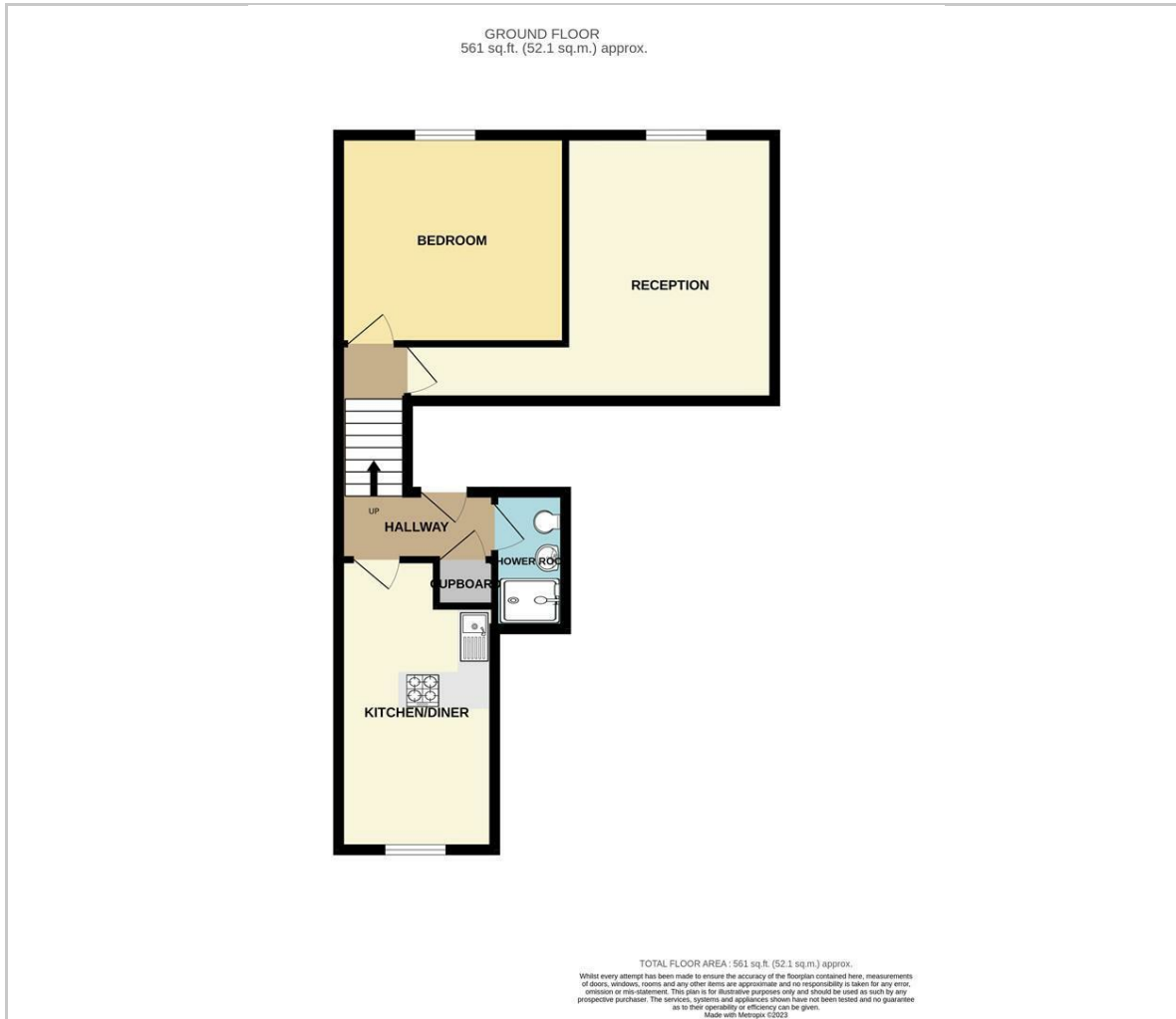
Reception
16'9 x 14'6 (5.11m x 4.42m)

Bedroom
12 x 11'3 (3.66m x 3.43m)

Shower Room
7'6 x 3'9 (2.29m x 1.14m)



Floor Plan



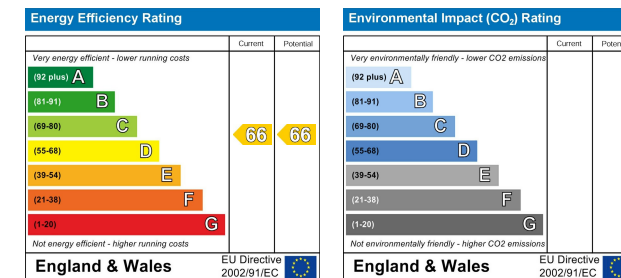
Viewing

Please contact our Bowden Bradley Office on 0208 0593 593 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



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