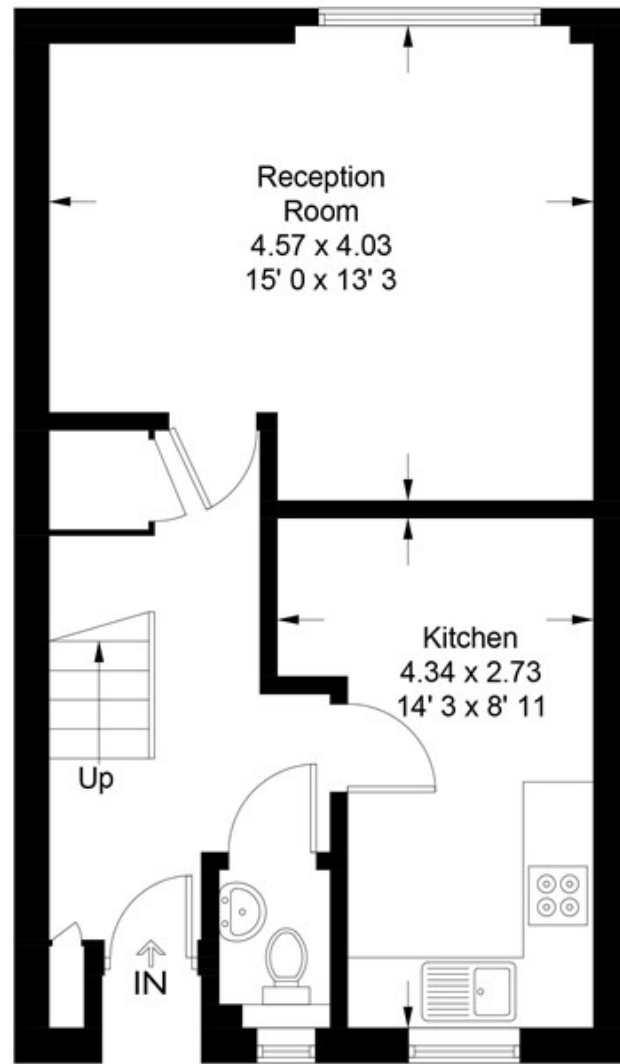
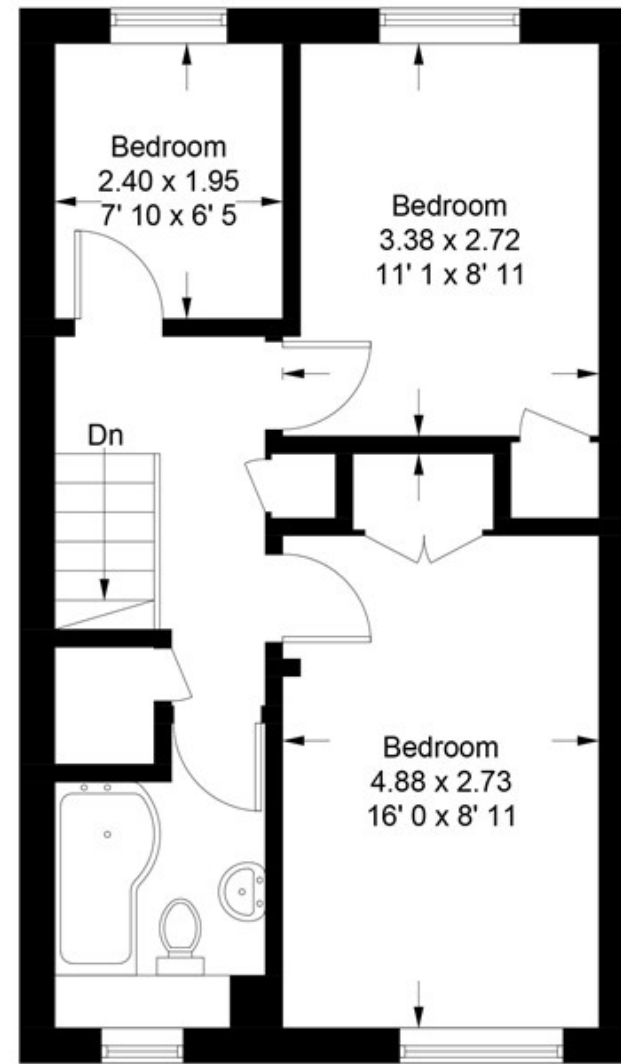


## Sansom Road

Approximate Gross Internal Area = 838 sq ft / 77.8 sq m



**Second Floor**  
417 sq ft / 38.7 sq m



**Third Floor**  
421 sq ft / 39.1 sq m



### Sansom Road, Leytonstone

Asking Price £365,000 Leasehold

- Large duplex apartment positioned over the second and third floor
- Over 800 square feet
- Three bedrooms
- Large lounge/diner
- Fantastic proximity to transport and open green space
- Quiet cul-de-sac location
- Own private entry door
- Modern bathroom and separate W.C
- Recently fitted dine in kitchen
- Chain free

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

# Sansom Road, Leytonstone

**\*SOLD BY PETTY SON AND PRESTWICH\*** Situated over the second and third floor, Petty Son & Prestwich are pleased to offer to market this beautifully presented three bedroom duplex apartment, spanning approximately 839 square feet with a large reception and kitchen/diner and no onward chain.

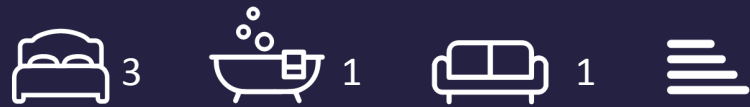
**\*SOLD BY PETTY SON AND PRESTWICH\*** Positioned in a quiet cul-de-sac to Leytonstone High Road Station (0.3 Miles), Leytonstone High Road and fantastic walking and cycling routes to Bushwood (0.2 Miles) and Wanstead Flats (0.2 miles), this property is perfectly placed for commuters, families and those who wish to enjoy an equal balance of city living and outdoor lifestyle. Thanks to it's positioning within the block this apartment has no neighbours above, helping to reduce the risk of noise transference from neighbouring property's in any of the bedrooms.

**KITCHEN**  
14'3" x 8'11"

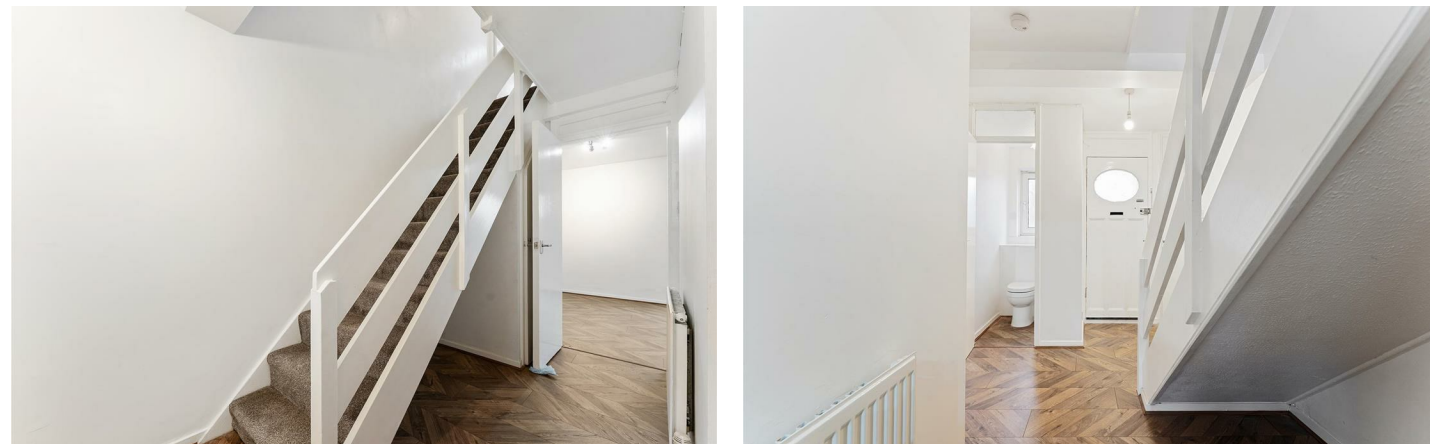
**BEDROOM**  
16'0" x 8'11"

**BEDROOM**  
11'1" x 8'11"

**BEDROOM**  
7'10" x 6'5"



Council Tax Band: B



Being a duplex the home offers the traditional layout of a house, with its own front door and sleeping accommodation and bathroom being located on the upper level with the main living and entertaining space as you enter. Immaculate throughout with a newly fitted kitchen, the property requires no work and is truly 'turn key' allowing the new occupant to unpack and enjoy both the home and the immediate surrounding area immediately. A dark herringbone pattern floor runs through the majority of the lower floor, which offers a handy W.C, large and naturally bright lounge/diner and a recently installed eat in kitchen.

To the upper floor a wide landing with storage cupboard provides access to three bedrooms, two of which are doubles, and a modern family bathroom with external window for ventilation. All of the bedrooms and hallway are carpeted in a neutral grey with the majority of walls being decorated in neutral tones, further emphasising the fantastic natural light that floods into each room thanks to the apartment's huge windows. Externally there is lockable bike storage, communal courtyard and communal parking on offer.

Lease Information : 125years from 24th December 1988 (89 years currently remain)

Service Charge: £1,227 per annum (Reviewed annually)

Ground Rent: £10 per annum

EPC Rating: C75

Council Tax Band: B

**RECEPTION ROOM**

15'0" x 13'3"