



## Fladgate Road, Leytonstone

Offers In Excess Of £525,000 Leasehold

- First floor Victorian conversion
- Impressive reception with huge bay window
- En-suite shower room
- Useable loft area
- 0.4 Miles to Leytonstone High Road
- Two bedrooms
- Kitchen with some integrated appliances
- Family shower room
- Communal front garden

*Proudly positioned in a prime Upper Leytonstone location, Petty Son and Prestwich are delighted to offer for sale this large, two bedroom, first floor Victorian conversion with stairs leading to a useable loft area, handy for those who work from home.*

Fladgate Road is located conveniently between both Leytonstone and Wanstead. There are plenty of local shops, cafes, bars and restaurants to enjoy, and Central line trains from Leytonstone take just 6 minutes to get to the Stratford and 14 minutes to the City. Living just two minutes from Hollow Ponds, you can experience the joy of this beautiful and serene spot daily. Enjoy boating, picnicking, and leisurely walks around the water. The peaceful environment and picturesque scenery make it a perfect place for relaxation and recreation, offering an idyllic retreat from city life. Just around the corner, the new cafe Out of the Woods is a delightful addition to the neighbourhood. This trendy spot offers a cosy atmosphere, serving up delicious coffee, artisan pastries, and a variety of healthy, homemade meals. On approach the exposed brick double bayed house gives a nod to the character of the property's past, and stepping inside, the space on offer can be fully appreciated. From the split level landing, the most striking room is the home's sitting room/kitchen area, featuring a large bay window that floods the room with natural light. The kitchen is fitted with a range of cabinets, complemented by contrasting work surfaces and integrated appliances including oven, hob and extractor. There are two bedrooms. The principal bedroom has its own en-suite shower room. There is also a separate family shower room. From the sitting room, stairs lead up to the loft area which has wood effect flooring and Velux windows, offering a fantastic space for those who wish to work from home. The property has shared use of the front garden.

EPC Rating: C69  
Council Tax Band: C  
Lease Information: 99 years from 24th June 2014 (89 years currently remain)  
Service Charge: N/A  
Ground Rent: £250 Per Annum

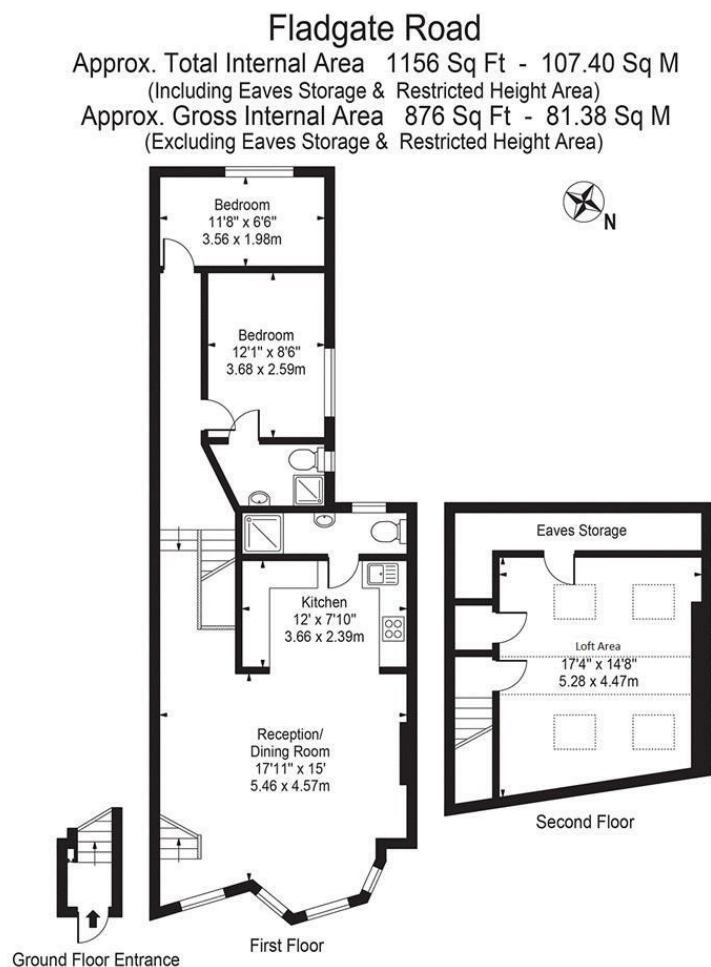
Reception Room / Dining Room  
17'11" x 15'0"

Kitchen  
12'0" x 7'10"

Bedroom  
12'1" x 8'6"

Bedroom  
11'8" x 6'6"

Loft Area  
17'4" x 14'8"



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.  
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.  
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.