



Wallwood Road, Leytonstone

Asking Price £390,000 Leasehold

- Lower ground floor apartment
- Direct access to own private garden
- Garden room
- Chain free
- Close to shops, station and open green space
- Private entrance door
- One double bedroom
- Large reception room
- Long lease of 999 years upon completion
- Large understairs cupboard

Welcome to this lower ground floor apartment with GARDEN ROOM, in the ever-sought-after Upper Leytonstone location – just a 5-minute stroll from the buzzing High Road Leytonstone and the Central Line at Leytonstone Station (0.3 miles).

The apartment itself spans the entire lower ground floor of an impressive Victorian town house and as such enjoys its own private entrance door and access to a private rear garden direct from the garden room to the rear. An external cupboard running underneath the stairs of the main home provides ideal storage space whilst an entry lobby, ideal for hanging up every day outwear, leads to a spacious living/dining room, complete with large bay window to the front. Alcoves either side of the fireplace give the room character and provide ample space to recess shelving if desired. Double doors lead through to the apartment's bedroom and through again to a garden room, which could be re-purposed as a dressing room or even home office. A kitchen with long run of units leads to the bathroom, completing the accommodation. The garden is a low maintenance mix of flower beds, slate and paving aswell as a new timber built shed. The property is offered for sale with no onward chain and lease of 999 years will be granted on completion.

EPC Rating: C77

Council Tax Band: B

Lease Information: Lease will be granted of 999 years upon completion

Service Charge: TBC

Ground Rent: TBC

Reception Room

17'0" x 16'0"

Kitchen

15'10" x 5'3"

Garden Room

10'10" x 5'4"

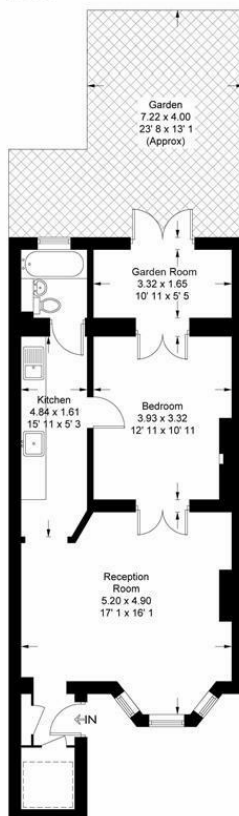
Bedroom

12'10" x 10'10"

Wallwood Road
Approximate Gross Internal Area = 622 sq ft / 57.8 sq m
(Excluding Reduced Headroom)
Reduced Headroom = 14 sq ft / 1.3 sq m
Total = 636 sq ft / 59.1 sq m



 = Reduced headroom below 1.5m / 5'0"



Lower Ground Floor

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.