



High Road, Leytonstone

Offers In Excess Of £400,000 Leasehold - Share of Freehold

- Grade II listed conversion
- Split level
- Located behind Leytonstone High Road
- Share of the Freehold
- One double bedroom
- Separate office area and dressing room
- Private patio & terrace area
- 0.3 miles to Leytonstone Central Line Station

Petty Son & Prestwich are delighted to offer for sale this unique, versatile, and spacious one double bedroom, split level apartment set over the lower ground and ground floor of this stunning Grade II listed building.

This well presented, exceptional building is situated in central Leytonstone, nestled just behind Leytonstone High Road and is only 0.3 miles to Leytonstone Central Line Station. The property is perfectly positioned for both commuters and those looking to take advantage of Leytonstone's many bars, restaurants, shops, and supermarkets.

Stepping into the apartment, the main open plan living area is spacious and wonderfully light thanks to the impressive floor to ceiling windows. The living area, which can easily house a sofa and dining table, offers plenty of characterful features including a high ceiling, feature fireplace and exposed floorboards. The cleverly built shelves and storage cupboards above the staircase also make excellent use of the space. Tucked away from the reception room, you will also find a well-equipped, modern kitchen, with white gloss units that are complimented by a wooden style worktop.

Venturing downstairs, you will discover a unique and versatile living space which is currently laid out as an office/second reception room with the bedroom area set behind sliding doors for added privacy. There is also a dressing area and a modern, fully tiled shower room. A private tiered terrace and patio area can be accessed via the large sliding doors on the lower ground floor.

EPC Rating: C77

Council Tax Band: B

Service Charge: £600 per annum (reviewed annually)

Ground Rent: N/A

Lease Information: 125 years from 1st January 1987 (87 years currently remaining)

Reception Room

14'4" x 9'8"

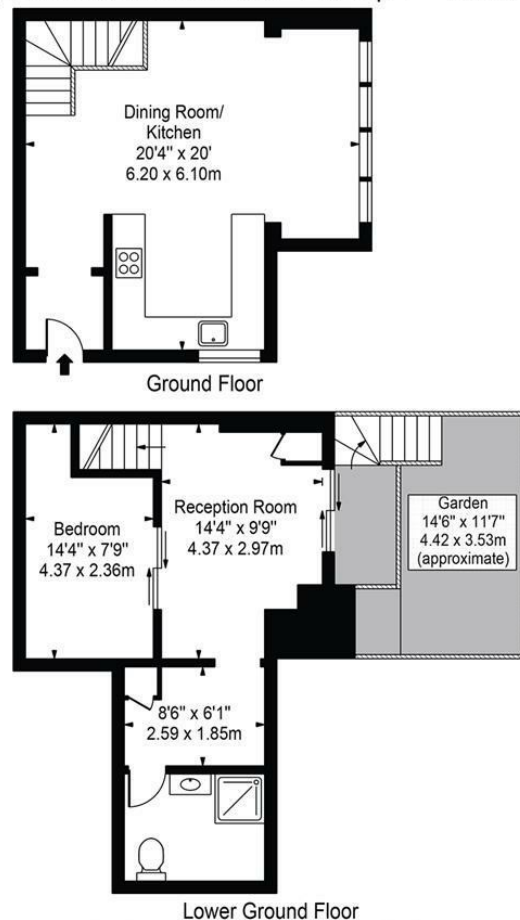
Dining Room/ Kitchen

20'4" x 20'0"

Bedroom

14'4" x 7'8"

Clement House
Approx. Gross Internal Area 718 Sq Ft - 66.70 Sq M



Lower Ground Floor
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.