



Poppleton Road, Leytonstone E11

£450,000 Leasehold - Share of Freehold

- First floor period conversion
- Two bedrooms
- Separate kitchen
- 0.5 Miles from Leytonstone Central Line Station
- Chain free
- Popular 'upper Leytonstone' location
- Bright and spacious lounge/diner
- Share of Freehold
- Close to the Leyton Flats
- Front garden

Petty Son & Prestwich are pleased to offer for sale this two bedroom period conversion located in the highly sought after Upper Leytonstone area.

Situated in the ever-popular Upper Leytonstone, this peaceful pocket of East London offers the perfect balance between tranquillity and connectivity. Just a short stroll (approx. 0.5 miles) from Leytonstone Central Line Station, the property is ideally placed for swift access into the City and beyond.

A mere stone's throw away (just 370 feet), you'll find the 'Out of the Woods' café - a real local gem known for its weekend brunches, artisan coffee, and freshly prepared lunches served throughout the week. For day-to-day amenities, Leytonstone High Road offers everything from a Tesco Superstore for your weekly essentials to a growing selection of independent shops, cafés, and vibrant local bars. Not to be missed is the newly launched Marks & Spencer Foodhall which is a welcome addition to this increasingly sought-after neighbourhood.

Nature lovers will appreciate the proximity to the beautiful open spaces of Leyton Flats, offering a vast expanse of greenery that stretches towards Wanstead and Walthamstow, perfect for weekend walks or morning jogs.

Set on the first floor of an elegant red-brick period terrace, this beautifully bright two-bedroom conversion combines classic proportions with modern conveniences. Boasting high ceilings and generously proportioned windows throughout, the property offers a real sense of space and light.

The standout feature is the impressive lounge/diner; a truly inviting room, where three large windows bathe the space in natural light, perfectly framing the original central fireplace and creating an ideal setting for both relaxing and entertaining.

Both bedrooms are well-sized, each featuring traditional sash windows and ample room for storage.

A separate contemporary kitchen and a modern, well-appointed bathroom complete the layout. Additional benefits include a share of the freehold, front garden and the significant advantage of being offered to the market chain-free.

Lease Information: 999 years from 1st January 1983 (957 years currently remain)

Service Charge: N/A

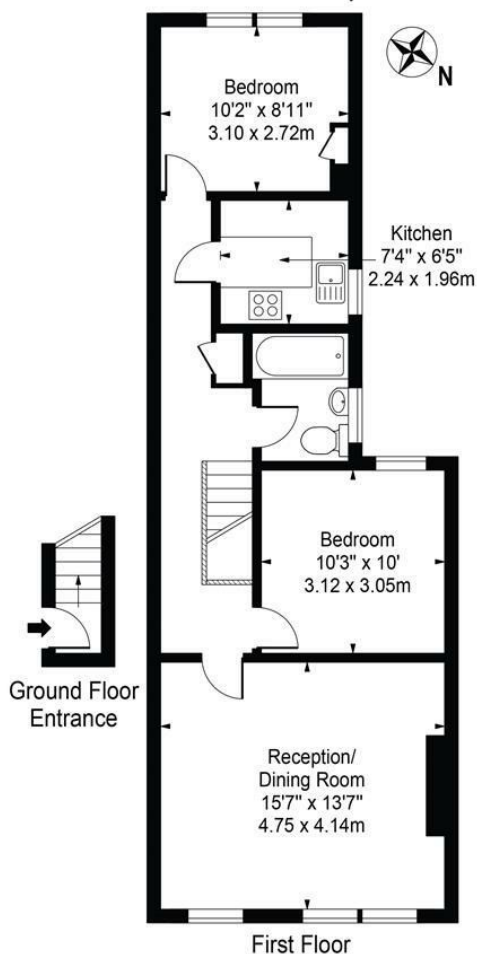
Ground Rent: N/A

EPC Rating: D61

Council Tax Band: B

An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £5.00 per person.

Poppleton Road
Approx. Gross Internal Area 636 Sq Ft - 59.09 Sq M



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.