



Claude Road, Leyton, London, E10

Offers In Excess Of £510,000

Leasehold

FOR SALE

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- Ground floor flat
- 2 Bedrooms
- Double glazing & Gas central heating
- Francis Road location
- Leyton Midland Overground Road: 0.3 mile
- EPC rating: C (72) & Council tax band: B
- Rear garden: 25'11 x 16'6
- On street residents permit parking
- Chain-free
- Internal: 606 sq ft (56 sq m)

This beautifully extended and renovated two-bedroom ground-floor flat has been finished to an exceptionally high standard throughout, offering a turnkey home perfectly suited for first-time buyers and young couples alike.

The welcoming hallway features elegant hardwood flooring that flows seamlessly into a striking open-plan reception room and modern white kitchen. This bright and airy living space is flooded with natural light courtesy of a large overhead skylight. From here, sleek sliding glass doors open directly onto a beautifully landscaped rear garden. North-west facing, the garden's open aspect ensures it acts as a peaceful sun trap, capturing sunlight throughout the day and well into the evening. It features a patio area, a lush lawn, and raised beds ready for planting.

Positioned at the front of the property is the primary bedroom, which boasts a classic bay window fitted with plantation shutters. Directly adjacent is the versatile second bedroom. Serving both bedrooms is a stylish, fully tiled bathroom equipped with a contemporary suite.

The property benefits from a wonderful sense of community, surrounded by friendly, helpful neighbours. Situated just a two-minute stroll from Francis Road, you have a vibrant village scene right on your doorstep. Local favourites include Yardarm, Phlox Books, and Marmelo, while the street also hosts a weekly Saturday KERB food market and bank holiday street parties.

You are spoiled for choice with superb local pubs like The Heathcote, The Northcote, The North Star, and The Red Lion all nearby, while Leytonstone's renowned Homies on Donkeys is on hand for incredible Mexican food. The exciting, developing area of Tilbury Road is just a short walk away, hosting new businesses and regular community events. This is all combined with excellent public transport links, including Leyton Midland Road Overground and Leyton Station within easy walking distance.

Shall we take a look?

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DIMENSIONS

Reception Room/Kitchen
25'11 x 16'6 (7.90m x 5.03m)

Bedroom One
11'11 x 11'6 (3.63m x 3.51m)

Bedroom Two
11'4 x 9'11 (3.45m x 3.02m)

Bathroom
8'5 x 8'4 (2.57m x 2.54m)

Rear Garden
25'11 x 16'6 (7.90m x 5.03m)

On street residents permit parking

Additional Information:

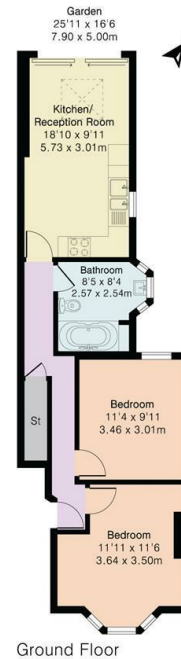
Lease Term: 125 years from 24 March 1988.
Lease Remaining: 87 years remaining.
Ground Rent: £0 - per annum.
Service Charge: £0 - per annum.
Local Authority: London Borough Of Waltham Forest

Disclaimer:

We endeavour to ensure that our particulars are as accurate and reliable as possible; however, they do not constitute or form part of any offer or contract and should not be relied upon as statements or representations of fact. All measurements are approximate and provided as a guide only. Any systems, services, or appliances referred to have not been tested by us, and we are therefore unable to verify or guarantee their working condition. All photographs, floorplans and video tours are provided for guidance only. Tenants are advised to verify details relating to planning permissions, building regulations, and any works carried out at the property with their solicitor or conveyancer, as well as tenure and lease information where applicable.

FLOORPLAN

Approximate Gross Internal Area 606 sq ft - 56 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



EPC RATING

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	76
England & Wales	EU Directive 2002/91/EC	

LOCATION



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