

# LYTTON ROAD



UPPER LEYTONSTONE, E11

# HOME STORY

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Beautifully presented, this two-bedroom ground and first-floor maisonette enjoys its own front door, a well-maintained front garden and generous loft space, all set within the sought-after Upper Leytonstone area. Just a short stroll away, you'll find the scenic surroundings of Hollow Ponds and Epping Forest, perfect for morning walks, weekend adventures or simply unwinding in nature.

Popular local café Out The Woods is also nearby, ideal for grabbing a coffee on the way to the Central Line or meeting friends for a leisurely brunch. Leytonstone Underground station is within easy walking distance, along with an excellent network of bus and cycle routes connecting you to the City and beyond.

High Road Leytonstone is also close at hand, offering an array of popular eateries, everyday amenities and major supermarkets, including Tesco Superstore, M&S Foodhall and Aldi, making everything from dinner with friends to picking up daily essentials effortlessly convenient.

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# THE STORY CONTINUES...



A short stroll to local amenities and High Road shopping

Conveniently positioned for excellent transport links, including the Central Line

Close to the scenic surroundings of Hollow Ponds and Epping Forest



THIS  
CHARMING  
HOME  
WELCOMES  
YOU THROUGH  
YOUR OWN  
PRIVATE FRONT  
DOOR AND  
INTO AN  
INVITING  
ENTRANCE  
HALLWAY



# RESIDING HERE



## A Sociable Kitchen

Situated just behind the living room, the bright and functional kitchen enjoys an abundance of natural light courtesy of its large sash window. Fitted with a range of contemporary wall and base units, complemented by stylish metro-tiled splashbacks and generous work surfaces, the space has been thoughtfully designed for modern living.

The well-proportioned layout comfortably accommodates a dining table, creating the perfect setting for everyday meals, morning coffee or hosting friends and family.

## A Relaxing Bathroom Retreat

To the rear of the home is the spacious bathroom suite. Featuring a bath with an overhead shower, it offers a calm and practical space in which to unwind with a relaxing soak at the end of the day.



## An Inviting Entrance

This charming home welcomes you through your own private front door and into an inviting entrance hallway – a lovely place to arrive home to at the end of the day.

## A Light-Filled Living Space

Positioned at the front of the property, the elegant bay-fronted living room is beautifully presented and bathed in natural light. A large bay window, fitted with stylish shutters, sits alongside warm wood flooring, decorative corning and a feature ceiling rose, creating a wonderful balance of character and contemporary style.

Fitted shelving adds both charm and practicality, while the generous proportions provide ample space for relaxing and entertaining alike. High ceilings and a soft neutral palette further enhance the sense of light and space, resulting in a versatile and welcoming reception room.

## Bedrooms & Additional Space

Stairs rise from the hallway to the first floor, where you will find the impressive main bedroom. Beautifully presented and filled with natural light from two large windows with wooden shutters, this generously sized room offers ample space for a bed and additional furnishings. Bespoke fitted wardrobes provide excellent built-in storage, while soft neutral décor and plush carpeting create a peaceful and inviting retreat.

The second bedroom is also a good size and is currently utilised as a home office by the current owner. Equally suited as a guest bedroom or nursery, it offers flexibility to adapt to a variety of lifestyle needs.

Accessed via a loft ladder from the first-floor landing, the loft provides useful additional storage space, including generous eaves storage.

(The current owner used the loft space as a home office area; however, it is accessed via a loft ladder and purchasers should make their own enquiries regarding building regulations and permitted use.)

## Outside

Externally, the property enjoys a well-maintained front garden, predominantly paved with attractive shrub borders. A delightful outdoor space, perfect for enjoying the warmer months and adding to the home's welcoming kerb appeal.

# FINER DETAILS



Guide Price £500,000

Tenure: Leasehold. The sale also includes the freehold title to the building, which is included within the asking price and will transfer to the purchaser upon completion.

Lease: 125 years from 8 October 2019 (118 years remaining)

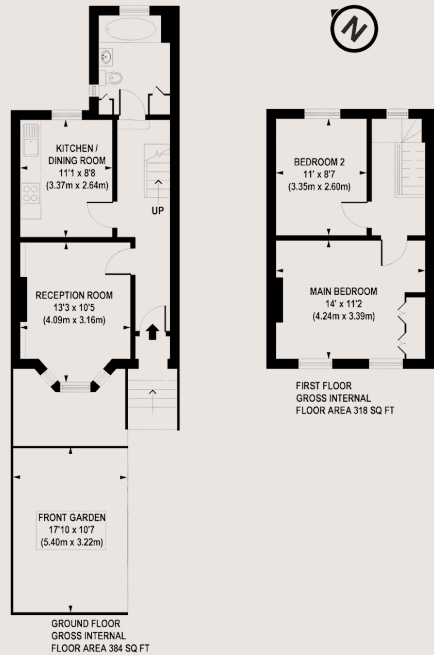
Council Tax Band: B





# HOME FEATURES

- Beautifully presented two bedroom maisonette
- Leasehold
- Own front door & entrance hallway
- Spacious bay-fronted living area
- Fitted kitchen / diner incl. integrated oven & hob
- Roomy Bathroom Suite
- Two good size bedrooms to first floor
- Large loft space
- Close to local amenities & main shopping areas
- Good access to transport links incl. Central Line tube
- Short stroll to the scenic Hollow Ponds & Epping Forest
- EPC Rating C



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

APPROX. GROSS INTERNAL FLOOR AREA 702 sq. ft / 65.23 sq. m

Floorplan is for illustrative purposes only and is not to scale.  
Every attempt has been made to ensure the accuracy of the floorplan shown, however, all measurements, fixtures, fittings and date shown are an approximate interpretation for illustrative purposes only.  
Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

**Theydons.**



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# **Theydons.**

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