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Harrington Road, Leytonstone

Guide Price £450,000

Bedrooms: 2 | **Receptions:** 1 | **Bathrooms:** 1

Tenure: Leasehold

Floor Area: 613.00 sq ft

Local Authority: Waltham Forest

Council Tax Band: B

- Guide Price £450,000 - £475,000
- Chain Free Spacious Two Bedroom Top Floor Conversion
- Long Lease 176 Years Remaining
- Two Generously Sized Double Bedrooms
- Spacious Open Plan Kitchen/Diner With Ample Base & Wall Units
- Bright & Airy Family Living Area With Attractive Bay Window
- Original Sash Window Frames & High Ceilings
- Three Piece Family Bathroom
- Leytonstone Central Line Underground Station 0.1 Miles Away
- Within Easy Reach Of Wanstead Flats, Epping Forest & Hollow Ponds


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Churchill Estates are pleased to bring to market this spacious two double bedroom top-floor period conversion set in the heart of Leytonstone, offered for sale Chain Free.

The property offers approximately 614 sq ft of accommodation with a long lease of 176 years remaining.

To the front of the home you are greeted by an open-plan kitchen/diner creating a sociable space for everyday life. The kitchen is fitted with modern white wall and base units with plenty of storage and worktop space. Flowing seamlessly into the living area where a generous bay window fills the room with natural light. High ceilings and original sash window frames give the space its period character. The room can be used as a cosy reception room with plenty of space for dining too.

Both bedrooms are generous doubles with high ceilings that give them an airy feel and fitted carpets that add warmth underfoot. Each room has space for a double bed and freestanding furniture with flexibility to arrange the layout around your needs. Two bedrooms of this size are a rare feature in a period conversion and make the home particularly well suited to families. The second bedroom could equally serve as a comfortable guest room with space for a desk ideal for anyone who works from home. The accommodation is completed by a bright, stylish bathroom featuring a panelled bath with an overhead rainfall shower, a WC and a washbasin set into a gloss grey vanity unit with useful drawer storage. White metro tiles with contrasting dark grout are paired with patterned flooring adding character to the room. An obscured-glass window above the bath brings in natural light while maintaining privacy.

Harrington Road is well placed for families with George Tomlinson Primary School just 0.1 miles away. Davies Lane Primary School (0.25 miles) and Gwyn Jones Primary School (0.50 miles). Nearby secondary schools include Connaught School for Girls (0.1 miles) and Leytonstone School (0.62 miles).

Commuters will appreciate that Leytonstone Underground Station is only 0.1 miles away, with Central line services to Stratford, Liverpool Street and the West End. Leytonstone High Road Overground Station is approximately 0.3 miles away. The High Road's independent cafes, restaurants and shops are close by, while Hollow Ponds, Epping Forest and Wanstead Flats are within easy reach.

For more information or to arrange an appointment to view please contact the office a your earliest convenience to avoid disappointment.








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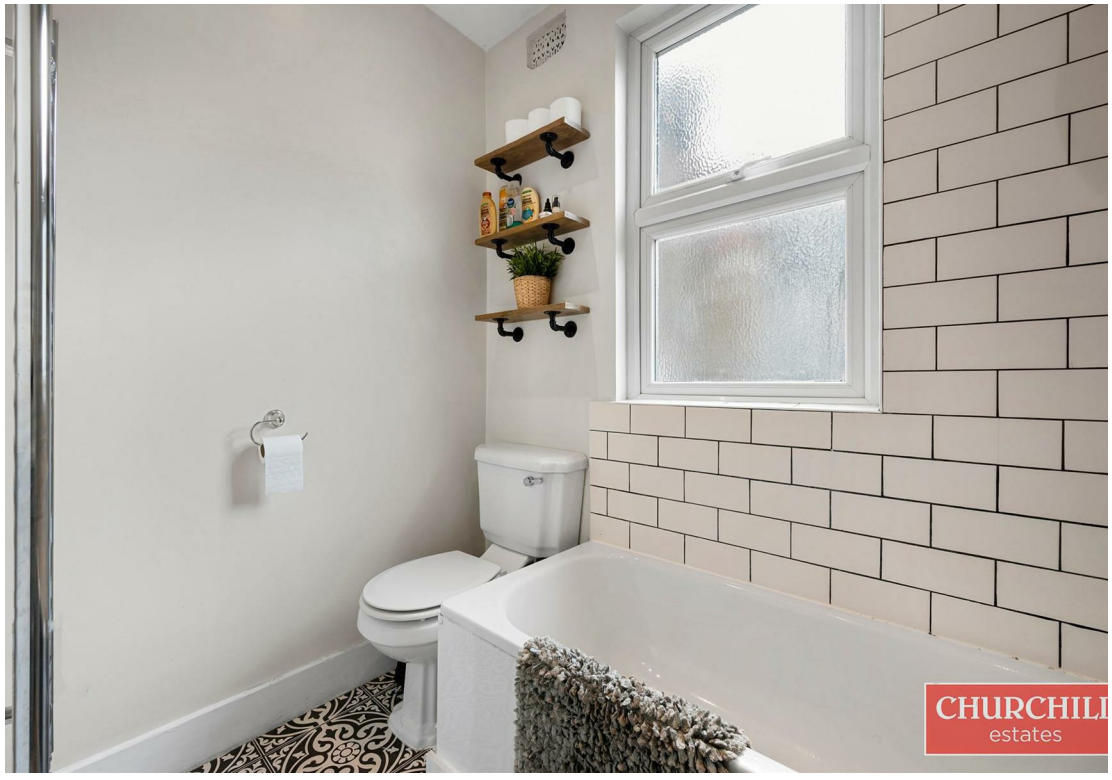
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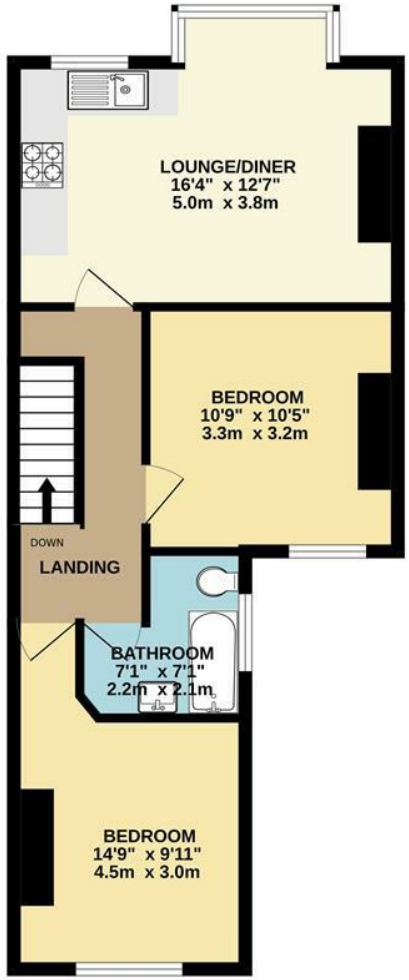
FIRST FLOOR
614 sq.ft. (57.0 sq.m.) approx.



TOTAL FLOOR AREA : 614sq.ft. (57.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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To view call **020 8989 0011**

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