



# Scotts Road, Leyton, London, E10

## Offers In Excess Of £525,000

**FOR SALE**

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Leasehold

- 2 bedroom first floor maisonette
- Abrahams built
- Double glazed & Gas central heating
- Ideally located within close proximity of Francis Road
- Leyton Midland Road Station: 0.2 mile
- Council tax band: B & EPC rating: D (68)
- Rear garden: approx 40ft
- On street residents permit parking
- Chain-free
- Internal: 750 sq ft (70 sq m)

This chain-free, two-bedroom, first-floor Abrahams maisonette is a masterclass in pairing rich Victorian heritage with a stylish, contemporary finish.

Stepping inside, the home opens into a formal front reception room that celebrates its roots, complete with an original Victorian ceiling, a feature fireplace and a wide bay window framed by bespoke fitted shutters. Original panelled doors guide you through the rest of the home, maintaining the property's characterful flow.

The layout has been thoughtfully considered throughout. There's a dedicated breakfast room paired with half-shuttered windows that invite the morning light, leading into a kitchen and family bathroom. You have two well-proportioned bedrooms and a fully boarded, easily accessible loft that offers ample storage.

Outside, the north-facing rear garden has been beautifully landscaped to maximise natural light. Blending premium wooden decking, raised beds and a low-maintenance artificial lawn, it's a brilliant, private sun trap for entertaining.

Tucked away on a quiet, tree-lined residential street, the home sits just behind Leyton's sustainable rain gardens. Thanks to local traffic-calming measures, passing traffic is minimal.

Location-wise, you are perfectly placed for the best of E10. You're just a short stroll from pedestrian-friendly Francis Road, celebrated for its community vibe, independent shops and bakeries, as well as the local Saturday food market, Filly Brook and the eateries around Tilbury Road. For an effortless commute, both Leyton Midland Road Overground and Leyton Tube stations are within easy reach, while Hackney Wick and the open green spaces of the Olympic Park are just a short ride away.

Shall we take a look?

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## DIMENSIONS

### Reception Room

14'2 x 12'6 (4.32m x 3.81m)

### Breakfast Room

11'9 x 11'7 (3.58m x 3.53m)

### Kitchen

8'11 x 7'1 (2.72m x 2.16m)

### Bedroom One

12'7 x 11'10 (3.84m x 3.61m)

### Bedroom Two

9'0 x 5'9 (2.74m x 1.75m)

### Bathroom

9'0 x 4'1 (2.74m x 1.24m)

### Rear garden

approx 40' (approx 12.19m)

### On street resident permit parking

### Additional Information:

Lease Term: 189 years from 29 September 1982.

Lease Remaining: 145 years remaining

Ground Rent: £0 - per annum

Service Charge: £0 - per annum

Buildings and contents insurance is £425 per annum

Local Authority: London Borough Of Waltham Forest

Council tax band: B

### Disclaimer:

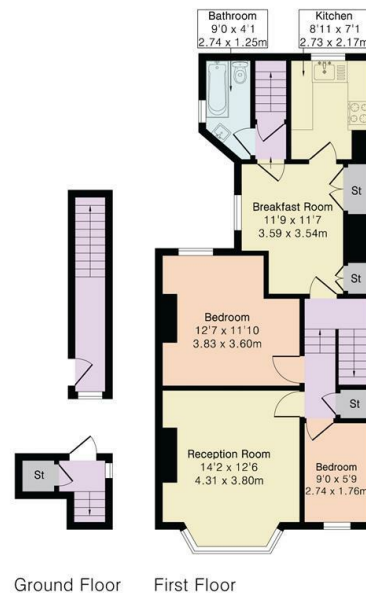
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## FLOORPLAN

### Approximate Gross Internal Area 750 sq ft - 70 sq m

Ground Floor Area 50 sq ft - 5 sq m

First Floor Area 700 sq ft - 65 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	68	80
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## LOCATION



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