

YELLANDS

est 1950

FOR SALE



1 Bedroom



1 Bathroom



455 sqft

EPC

Rating C

WOODBIDGE HOUSE

145 Mornington Road, Leytonstone, E11 3DZ

£229,000

Call us: 020 8491 8080

**IMPORTANT – IMAGE DISCLAIMER**

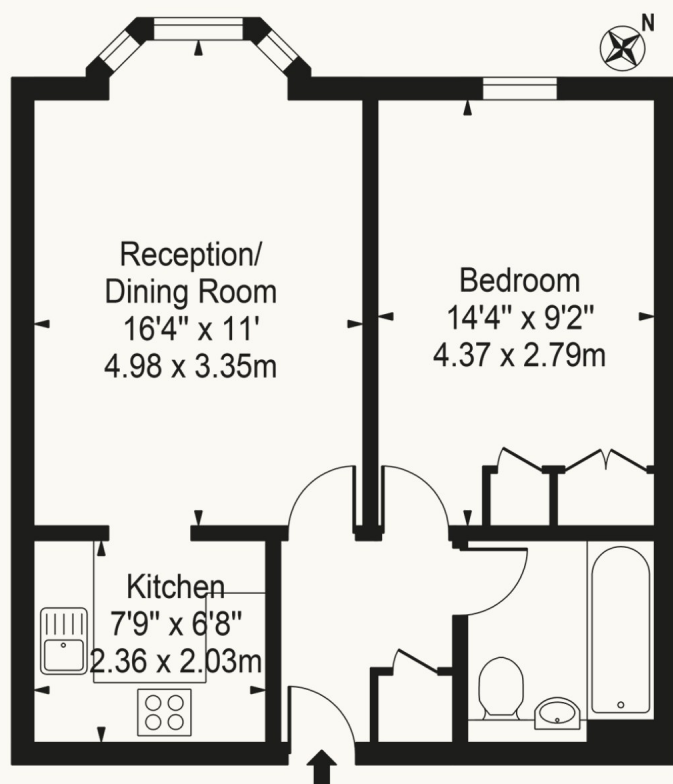
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The Story of WOODBRIDGE HOUSE

Situated within Woodbridge House on Mornington Road, this well-proportioned one-bedroom apartment offers generous living accommodation, a practical layout and the chance to create a home that truly reflects your personal style – an excellent opportunity for first-time buyers, investors or those looking to make a home their own.

The reception room is one of the property's standout features: generously proportioned and filled with natural light from its attractive bay window, with ample space for both seating and dining.

A separate fitted kitchen with a practical U-shaped layout, a comfortable double bedroom and a bathroom with a bath and overhead electric shower complete the accommodation, each offering scope to add your own style.



Ground Floor

Approx. Gross
Internal Area 455 sq
ft / 42.27 sq m

For illustration
purposes only – not to
scale.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72C	79C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Woodbridge House forms part of an established residential development with maintained communal surroundings and a residents' parking area.

Mornington Road is within reach of Leytonstone's independent shops, cafés and restaurants, while Leytonstone Underground Station (Central line) connects to Stratford, Liverpool Street and the West End. Wanstead Flats and Epping Forest are close by.

Contact Yellands Estates today to arrange your viewing.

Key Information

- Spacious One-Bedroom Apartment
- Generous Reception Room with Bay Window
- Separate Fitted Kitchen
- Well-Proportioned Double Bedroom
- Bathroom with Shower Over Bath
- Residents' Parking Area
- Convenient Leytonstone E11 Location
- Excellent Potential to Personalise
- Leasehold – 154 Years Remaining
- Service Charge: [£XXX / TBC]
- EPC Rating C
- Council Tax Band C (Waltham Forest)