

**YELLANDS**  
est 1930

**FOR SALE**



1 Bedroom



1 Bathroom



509 sqft

**EPC**  
Rating C

**WHIPPS CROSS ROAD**

Leytonstone, E11

**£265,000**

Call us: 020 8491 8080



Some images have been digitally enhanced or virtually staged using AI to illustrate how the property may look when furnished. These images are for guidance only and may not reflect the current condition or exact layout of the property.

## *The Story of* WHIPPS CROSS ROAD

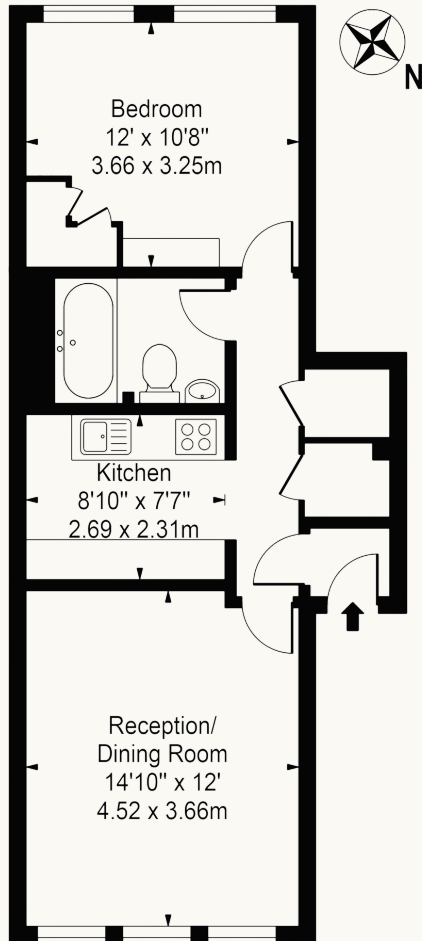
Some homes stand out because of their finish. Others because of the opportunity they present. Positioned on the second floor of this well-established development, this spacious one-bedroom apartment offers generous proportions, peaceful views across mature communal gardens and the chance to create a home entirely your own. Inside, the accommodation is bright and well balanced throughout.

A large reception and dining room provides plenty of space to relax, work or entertain, while the separate kitchen offers an excellent footprint for future modernisation.

The double bedroom is comfortably proportioned, and every principal room enjoys a pleasant green outlook, creating a sense of privacy rarely found in apartment living.

## Whipps Cross Road

Approx. Gross Internal Area 509 Sq Ft - 47.29 Sq M



Second Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Whilst the property would now benefit from updating, its strong layout, generous room sizes and excellent natural light provide the perfect foundation for a stylish renovation. Beyond the apartment, residents enjoy beautifully maintained communal gardens, while Whipps Cross Hospital, Epping Forest, Walthamstow Village and excellent transport connections are all close by.

Whether you're stepping onto the property ladder, searching for a rewarding renovation project or looking for a long-term investment, this is a home with genuine potential in an increasingly sought-after East London location.

### Key Information

- Spacious One-Bedroom First Floor Apartment
- Second Floor Position
- Approximately 509 sq ft (47.29 sq m)
- Attractive Views Across Communal Gardens
- Ideal First-Time Purchase or Investment
- Chain Free
- EPC Rating C
- Council Tax Band C

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