



## Francis Road, Leyton, London, E10

Guide Price £500,000

Leasehold

- Guide Price: £500,000-£525,000.
- 2 bedroom ground floor maisonette
- Modern Kitchen/Diner
- Double glazing & Gas central heating
- Sought-after Location
- Leyton Tube Station: 0.3 mile
- EPC rating: D (63) & Council tax band: B
- Rear garden: 52'10 x 13'5
- On street resident permit parking
- Internal: 573 sq ft (53 sq m)

**FOR SALE**

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Situated in a prime position on the highly coveted Francis Road, this charming two-bedroom ground-floor maisonette exudes a warm, homely atmosphere. Impeccably presented, it offers a move-in-ready space that remains a wonderful blank canvas for new owners to add their personal touch.

The interior is defined by its impressive sense of volume and traditional craftsmanship, boasting high ceilings and an abundance of character features. Throughout the home, beautiful exposed floorboards run underfoot, complemented by elegant wooden detailing, including coving and skirting boards. The layout offers excellent versatility; currently, the two well-proportioned bedrooms are arranged with one serving as a reception room, allowing for flexible living to suit your lifestyle. Both rooms feature Victorian fireplaces as decorative focal points; the second bedroom also benefits from integrated storage.

To the rear of the property, the living space flows into a dining room and a modern kitchen, with access to a private north-east-facing garden that enjoys the best of the sunshine during the middle of the day. A contemporary shower room, finished to a high standard, completes the internal accommodation.

The location is arguably one of Leyton's most desirable, situated less than a ten-minute walk from the station and right in the heart of the vibrant Francis Road community. Residents are spoilt for choice with an array of independent bars, delis, and boutiques literally on their doorstep. Local favourites include Marmelo and Tamping Grounds for exceptional coffee, Yardarm for fine wines, and CCP Home for authentic home-cooked Chinese cuisine. With the weekly Saturday street food market, the nearby nightlife under the arches at Leyton Midland, and the extensive shopping and cinema facilities at Stratford just a short trip away, this property offers an unparalleled lifestyle in one of East London's most exciting pockets.

Shall we take a look?

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## DIMENSIONS

### Entrance

Via own front door leading into:

### Entrance Hallway

Door to kitchen/diner, bedroom one and bedroom two.

### Lounge/Diner

11'9 x 11'4 (3.58m x 3.45m)

Door to shower room. Open to kitchen.

### Kitchen

6'7 x 6'3 (2.01m x 1.91m)

Door to rear garden.

### Bedroom One

13'7 x 10'9 (4.14m x 3.28m)

### Bedroom Two

12'4 x 10'8 (3.76m x 3.25m)

### Shower Room

6'5 x 6'3 (1.96m x 1.91m)

### Rear garden

52'10 x 13'5 (16.10m x 4.09m)

On street residents permit parking

### Additional information:

Lease Term: 189 years from and including 25 March 2005

Lease Remaining: 169 years remaining

Ground Rent: £ TBC (Pending) - Per Annum

Service Charge: £ TBC (Pending) - Per Annum

Local Authority: London Borough Of Waltham Forest

Council Tax Band: B

### Disclaimer:

We endeavour to ensure that our particulars are as accurate and reliable as possible; however, they do not constitute or form part of any offer or contract and should not be relied upon as statements or representations of fact. All measurements are approximate and provided as a guide only. Any systems, services, or appliances referred to have not been tested by us, and we are therefore unable to verify or guarantee their working condition. All photographs, floorplans and video tours are provided for guidance only. Tenants are advised to verify details relating to planning permissions, building regulations, and any works carried out at the property with their solicitor or conveyancer, as well as tenure and lease information where applicable.

## FLOORPLAN

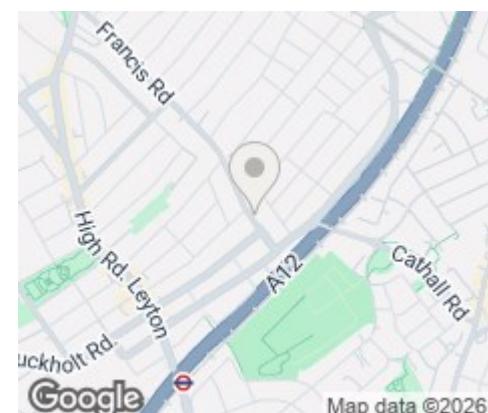
Approximate Gross Internal Area 573 sq ft - 53 sq m



## EPC RATING

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	63	69
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

## LOCATION



hello@estateseast.co.uk

020 8520 9300

estateseast.co.uk

