

Hainault Road, Leytonstone, London, E11

Offers In Excess Of £500,000

Share of Freehold

FOR SALE

1 1 3

- First Floor Victorian maisonette
- 3 Bedrooms
- Double Glazed & Gas Central Heating
- Potential for loft conversion (STPP)
- Convenient access to Leyton Midland overground & Leyton & Leytonstone tube
- Located within close proximity of Francis Road Village
- EPC Rating: C (71) & Council tax band: B
- Private Garden: 24'11 x 10'4
- Chain-Free
- Internal: 769 sq ft (72 sq m)

A three bedroom garden flat on Hainault Road.

This spacious flat has plenty to recommend it. There are three bedrooms - two solid doubles and a single. The latter would make a great home office. Wandering back towards the rear of the property you come to the reception room, and from there to the fitted kitchen at the back. Also at the rear of the flat is the modern three piece shower room, complete with rainfall shower.

Stairs from the flat lead down a private garden. It is currently in need of some TLC, but would ultimately make a fantastic spot to while away a summer evening.

Literally moments from Leyton Midland station, and within walking distance of both Leyton and Leytonstone tube stations, the position of this flat is hard to beat. It's also a gentle stroll from Francis Road, with it's range of independent shops and eateries (not forgetting the Saturday street food market) and Leyton High Road. For green, open spaces, both Hollow Ponds and the Olympic Park are within easy reach.

Great flat, great location...shall we take a look?

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DIMENSIONS

Reception/Dining Room
12'11 x 10'11 (3.94m x 3.33m)

Kitchen
8'7 x 8'1 (2.62m x 2.46m)

Bedroom One
12'9 x 11'10 (3.89m x 3.61m)

Bedroom Two
12'9 x 11'1 (3.89m x 3.38m)

Bedroom Three
8'3 x 6'0 (2.51m x 1.83m)

Shower Room
8'8 x 6'7 (2.64m x 2.01m)

Private rear garden
24'11 x 10'4 (7.59m x 3.15m)

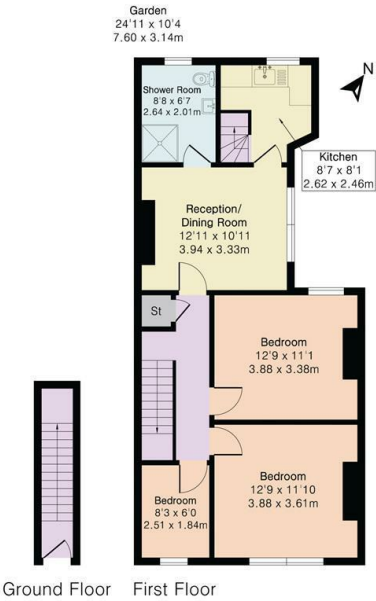
On street residents permit parking

Additional Information:
Head Lease Term: From and including 6 April 1978 to and including 24 December 2977
Head Lease Remaining: 951 years remaining
Ground Rent: £0 - per annum
Service Charge: £0 - per annum
Local Authority: London Borough Of Waltham Forest

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

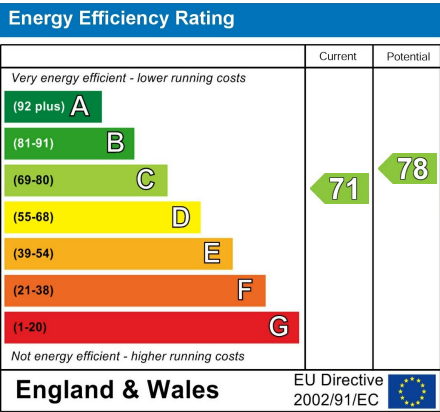
Approximate Gross Internal Area 769 sq ft - 72 sq m
Ground Floor Area 42 sq ft - 4 sq m
First Floor Area 727 sq ft - 68 sq m



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



LOCATION

