

ALBERT ROAD



LEYTON, E10

Theydons.

HOME STORY



Offered chain free, this ideally located two-bedroom ground floor Abrahams maisonette with its own front door and generous rear garden offers a spacious setting in a sought-after location. The garden offers the perfect backdrop for alfresco dining and relaxed summer evenings, creating a private outdoor retreat to enjoy throughout the warmer months.

Just a short stroll away is the popular pedestrianised Francis Road area, known for its independent cafés, eateries and boutique shops — ideal for weekend walks and coffee with friends.

Excellent transport links are close by, including Leytonstone Central Line station and Leyton Midland Road Overground, along with convenient bus and cycle routes connecting you easily to the City and beyond. A wide range of everyday amenities can be found nearby along High Road Leyton and High Road Leytonstone, including a large M&S Foodhall.

For those who enjoy green open space, the vast expanse of Wanstead Flats is also within easy reach, providing the perfect backdrop for walks, runs and time outdoors.



THE STORY CONTINUES...



Great access to local amenities & main shopping areas

Close to transport links including Central Line tube

Short stroll to the pedestrianised Francis Road area

Road Links incl. A12, A406 & M11

Transport links into Westfield Stratford City, The Queen Elizabeth Olympic Park & East Village





A SPACIOUS
SETTING IN A
SOUGHT-AFTER
LOCATION



RESIDING HERE



Peaceful Main Bedroom

Just behind the living space, the main bedroom offers a calm and restful retreat. A large rear-facing window welcomes in plenty of natural light and fresh air, giving the room an uplifting feel throughout the day. There is ample space for wardrobes or other storage solutions alongside your sleeping arrangements, helping to keep everything neatly organised.

A Practical Fitted Kitchen

The fitted kitchen provides a practical and comfortable environment for everyday cooking. With a range of wall and base units, generous work surfaces with tiled surround, and an integrated oven and hob, the space offers all the essentials for preparing anything from quick weekday meals to your signature dishes.



A Warm Welcome

Step through your own private front door into a welcoming entrance hallway that sets the tone for this charming home. From here, the layout flows naturally, guiding you through each thoughtfully arranged space.

A Bright & Inviting Living Space

Positioned at the front of the property, the bay-fronted living room is filled with natural light, creating a warm and comfortable setting for everyday living. It's the perfect place to relax at the end of the day, whether you're settling in with your favourite series or enjoying a quiet moment with a book. The room is generously sized and can easily accommodate a small dining table and chairs, making it ideal for enjoying home-cooked meals or relaxed gatherings with family and friends.

A Versatile Second Bedroom

Towards the rear of the home you'll find the second well-proportioned bedroom. This adaptable room can easily suit a variety of lifestyles, whether used as a guest bedroom, home office, nursery, or creative workspace.

Finishing Touches

A small lobby area with a convenient storage cupboard leads through to the bathroom suite, offering a calm and functional space to unwind. The lobby then also, opens directly into the garden, seamlessly connecting indoor and outdoor living.

Private Rear Garden

Outside, the property enjoys its own private rear garden — a lovely space to make the most of the warmer months. Whether it's relaxing in the sunshine, enjoying a morning coffee, or hosting summer barbecues with friends and family, this outdoor area offers a welcoming extension of the home.

FINER DETAILS



OIEO £475,000

Leasehold

Lease: From and including 14 April 2011 to
and including 29 September 2180

Ground Rent: N/A

Service Charge: N/A

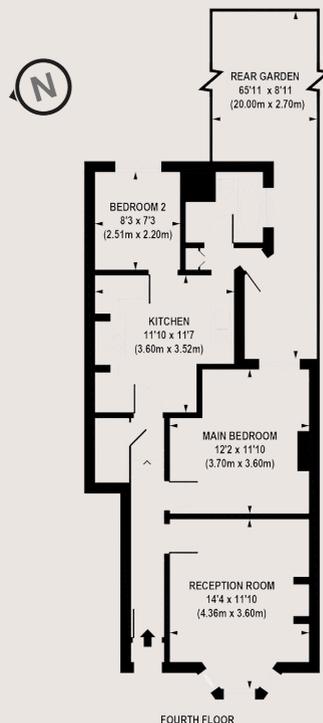
Council Tax Band: B





HOME FEATURES

- Ideally located two bedroom ground floor Abrahams maisonette
- Leasehold
- Offered chain free
- Own front door & entrance hallway
- Spacious bay-fronted living / dining area
- Good size main bedroom
- Large fitted kitchen incl. integrated oven & hob
- Versatile second bedroom
- Bathroom suite
- Own private rear garden
- Close to amenities & main shopping areas
- Good access to transport links incl. Central Line tube
- EPC Rating C



APPROX. GROSS INTERNAL FLOOR AREA 621 sq. ft / 57.69 sq. m

Floorplan is for illustrative purposes only and is not to scale.
Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.
Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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YOU

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