



**18 Kettlebaston Road, Leyton, London, E10 7PF**

**Offers In Excess Of £350,000**

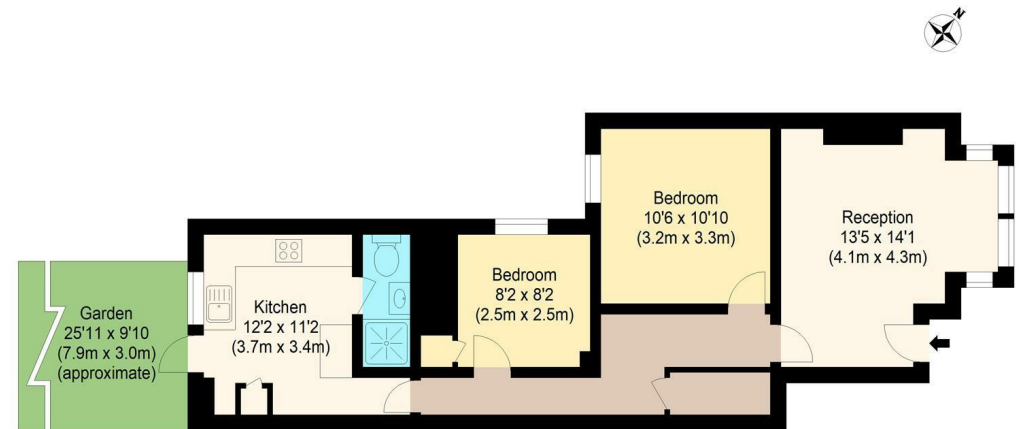
**2 Bedrooms / 1 Reception / 1 Bathrooms**

**617.00 sq ft**

**Maisonette**

**Council Tax Band: B**

**Local Authority: Waltham Forest London Borough**



Ground Floor

**william rose**  
**Kettlebaston Road, E10**

Approximate Gross Internal Floor Area : 57.32 sq m / 617 sq ft



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 31/7/2025



## Key Features:

- Two Bedroom Maisonette
- Private front door and own section of garden
- Spacious bay-fronted reception room
- Separate modern kitchen with direct garden access
- Well-proportioned bedrooms with good natural light
- Chain free sale
- Quiet, tree-lined street in sought-after location
- Private rear garden
- Excellent transport links
- Warner-built



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

