

RANELAGH ROAD,



LEYTONSTONE, E11

Theydons.

HOME STORY



Well presented, this two-bedroom ground floor flat combines comfortable living with an popular Leytonstone location, complemented by access to an easy-to-maintain private rear garden – perfect for morning coffee, summer evenings or simply enjoying a little outdoor space of your own.

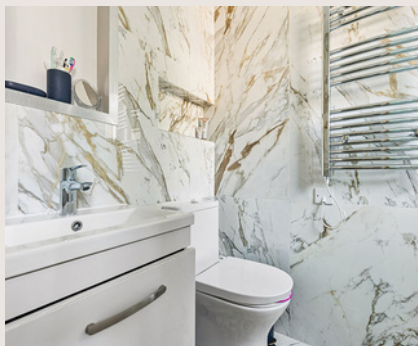
Positioned within a well-established residential pocket, Ranelagh Road places the best of Leytonstone living within easy reach. The vibrant High Road is close by, offering an abundance of independent cafés, restaurants, local shops and everyday amenities, alongside the popular M&S Foodhall and Aldi. For something a little different, the increasingly popular Forest Gate Arches are also within easy reach, with a growing collection of independent cafés, bakeries, restaurants, bars and creative spaces bringing a distinctly local feel to the area.

Excellent transport links make this an ideal base for commuters, with Leytonstone High Road Overground and Leytonstone Central Line stations nearby, while Forest Gate Elizabeth Line provides a fast connection towards Stratford, Liverpool Street and beyond.

And when city life calls for a little more space, the open expanses of Wanstead Flats, Epping Forest and Hollow Ponds are all close at hand, offering woodland walks, open green space and peaceful places to escape the everyday.



THE STORY CONTINUES...



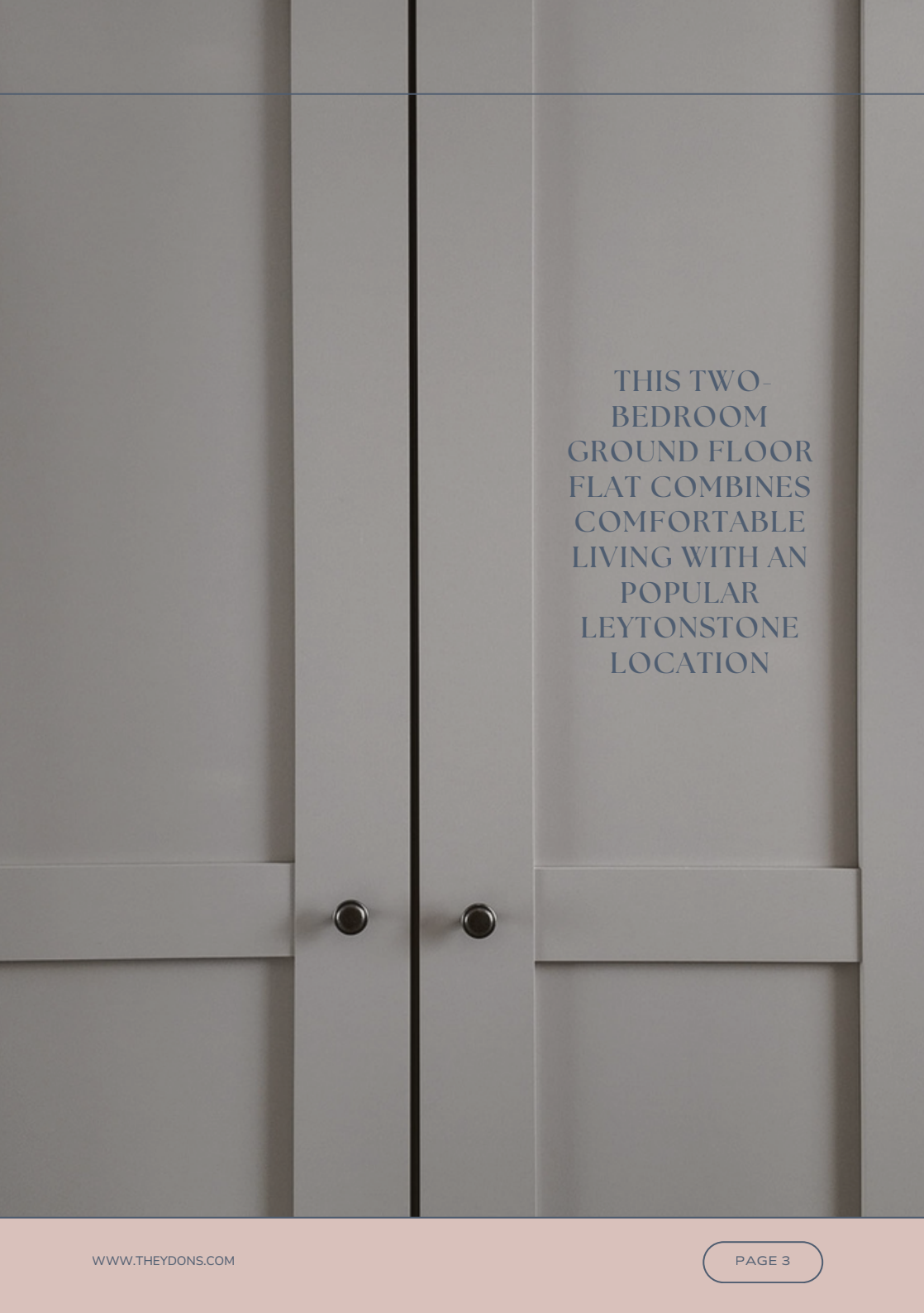
Excellent access to High Road shopping and a wide range of local amenities

Convenient transport links

Easy road connections via the A12, A406 and M11

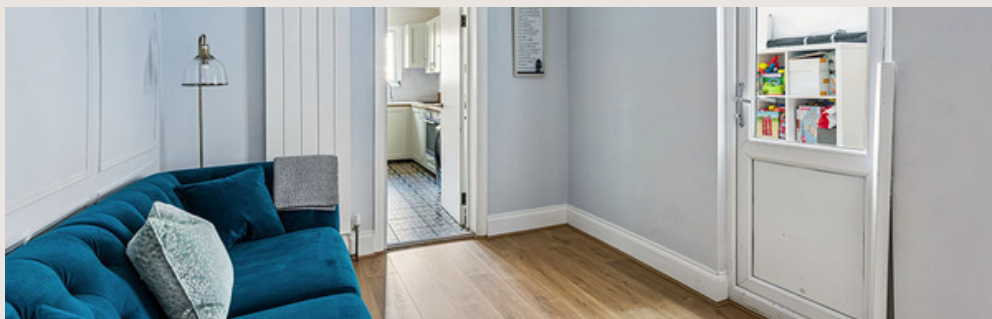
Well placed for access to Westfield Stratford City, Queen Elizabeth Olympic Park and East Village





THIS TWO-
BEDROOM
GROUND FLOOR
FLAT COMBINES
COMFORTABLE
LIVING WITH AN
POPULAR
LEYTONSTONE
LOCATION

RESIDING HERE



A Welcoming Entrance

Accessed via a shared front door and entrance hall, you'll find your own front door leading into a welcoming private entrance hallway, with access down to the cellar. To the front of the home is the first of two well-proportioned bedrooms — a lovely bay-fronted main bedroom with plenty of space for a comfortable bed, chest of drawers and additional wardrobe storage.

Flexible Bedroom Space

The second bedroom is positioned just behind the main bedroom and offers plenty of flexibility. Whether used as a guest bedroom, home office, nursery or dressing room, it can easily adapt to suit the way you live.

The Kitchen

The kitchen offers an elegant and practical setting for preparing everything from morning coffees to evening meals. Sleek fitted units are complemented by a warm wooden worksurface and tiled surround, while an integrated oven and hob complete the space.

Beyond the kitchen is the final room of the home — a smart, contemporary shower room suite, providing a practical finishing touch to this home.

A Space to Relax & Gather

Towards the rear of the home, the spacious living/dining room provides a comfortable setting for everyday living and entertaining. Chic wall panelling adds a stylish touch, while the generous proportions create an inviting space to unwind with your favourite TV series, enjoy relaxed dinners or catch up with family and friends.

From here, the room flows naturally through to the lean-to and onwards into the kitchen, with access continuing out to the rear garden.

Outside

At the rear, the property benefits from its own easy-to-maintain garden, featuring an artificial lawn and established shrub border. A lovely space to enjoy making the most of warmer days outdoors, without the upkeep of a traditional lawn.



FINER DETAILS



Asking Price: £400,000

Share of Freehold

999 year lease from and including 1 February 2022

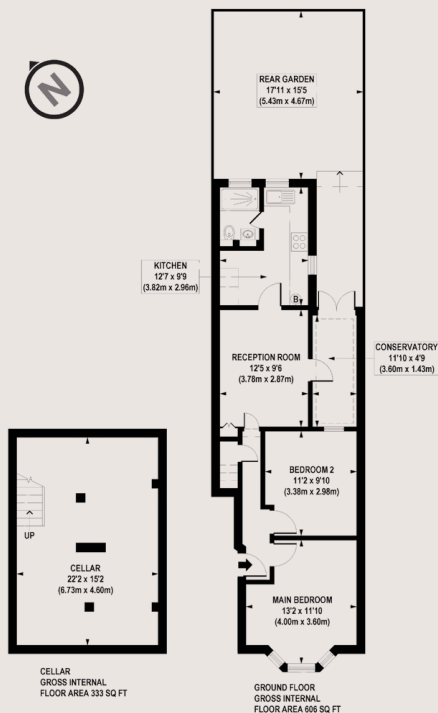
Council Tax Band B



HOME FEATURES

- Well presented two-bedroom ground floor flat
- Leasehold - Share of Freehold
- Long lease
- Entrance hallway with access to cellar
- Bay-fronted main bedroom
- Good size second bedroom / nursery or study
- Bright living / dining area
- Lean-to
- Elegant fitted kitchen incl. integrated oven & hob
- Sleek shower room suite
- Access to private easy to maintain rear garden
- Great access to main shopping areas & local amenities
- Close to transport links
- EPC Rating C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



APPROX. GROSS INTERNAL FLOOR AREA 939 sq. ft / 87.23 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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