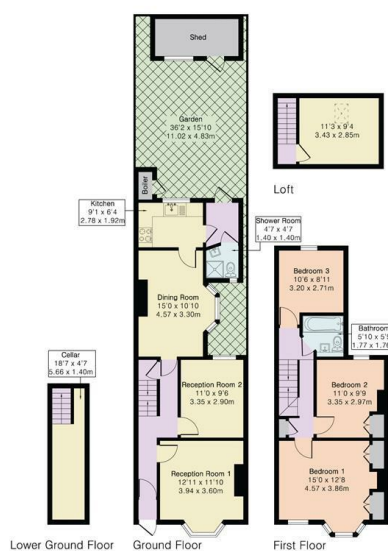


Approximate Gross Internal Area 1323 sq ft - 122 sq m
 Lower Ground Floor Area 85 sq ft - 8 sq m
 Ground Floor Area 615 sq ft - 57 sq m
 First Floor Area 489 sq ft - 45 sq m
 Loft Area 134 sq ft - 12 sq m



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.



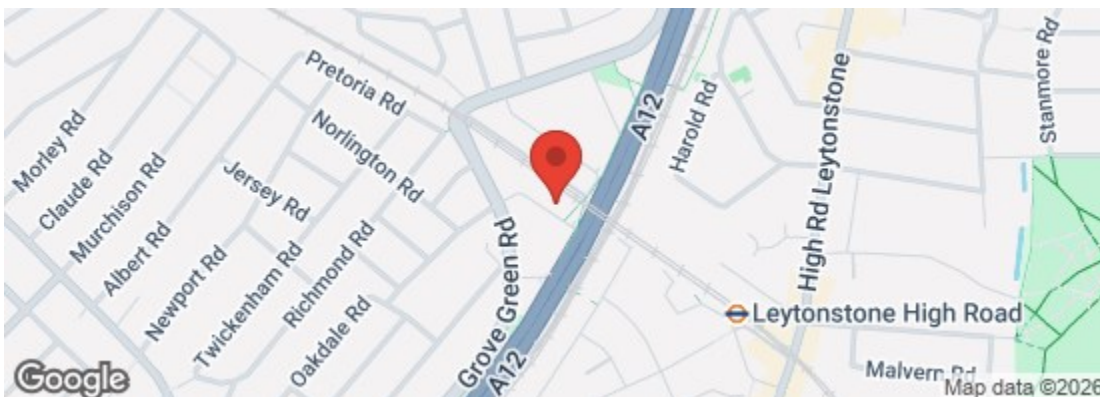
Council: Waltham Forest | Council Tax Band: C | Floor Area: 1323.00 sq ft



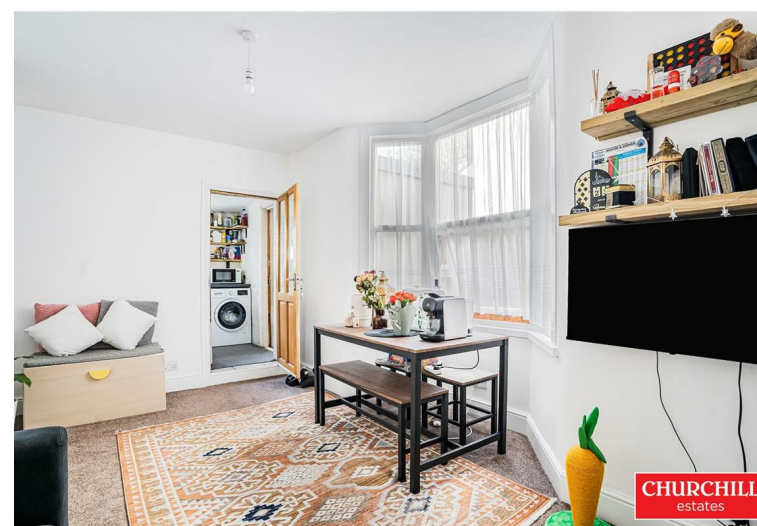
Madeira Road, Leytonstone, E11 4AG
 £700,000 Freehold

Bedrooms: 3 | Reception Rooms: 3 | Bathrooms: 2

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		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

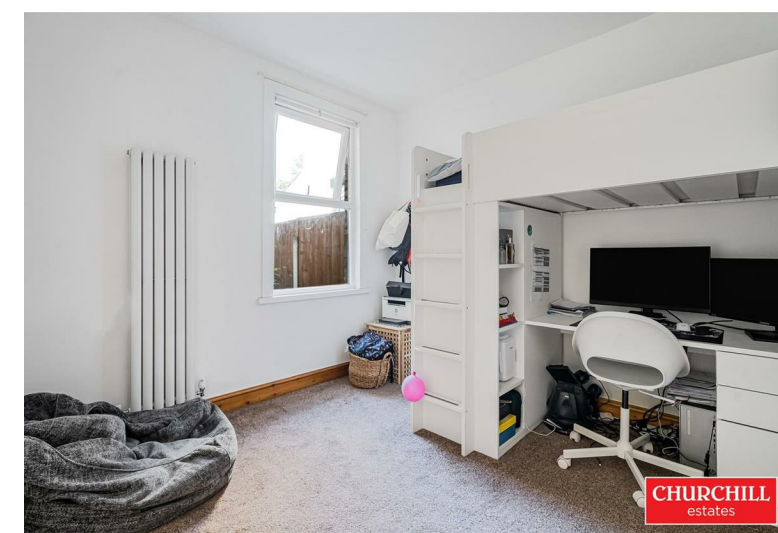


The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.

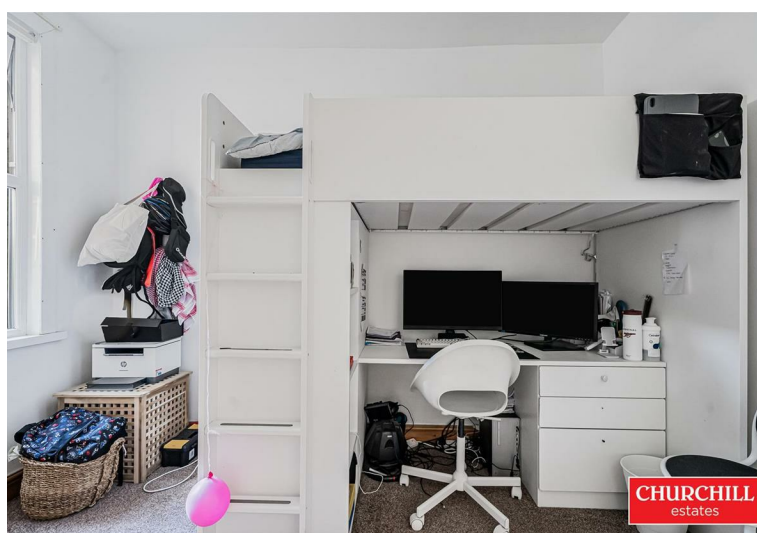


Request a Viewing: **020 8989 0011**

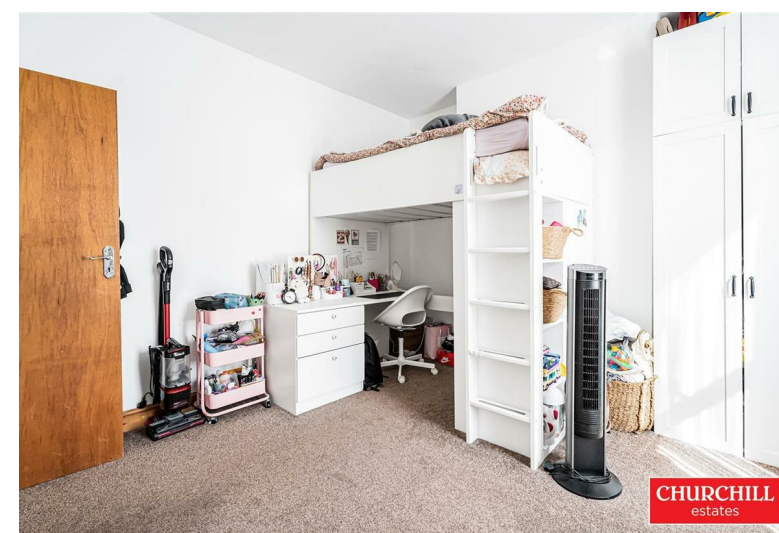
Email: wanstead@wearechurchills.co.uk



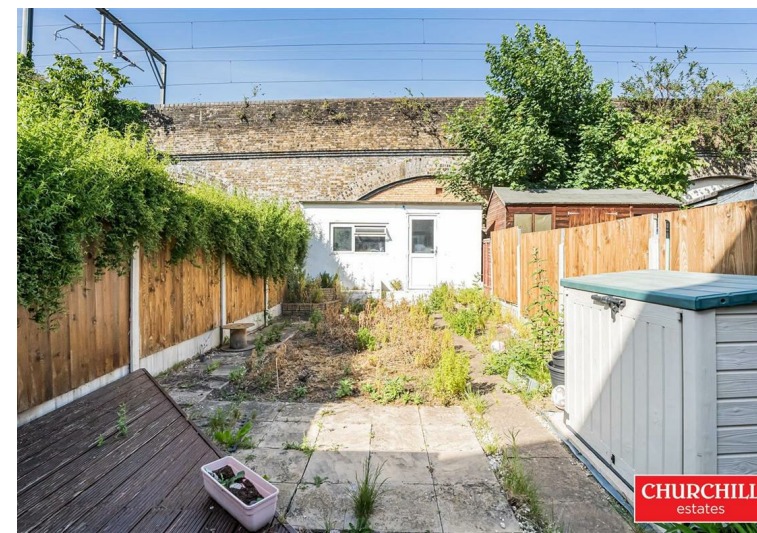
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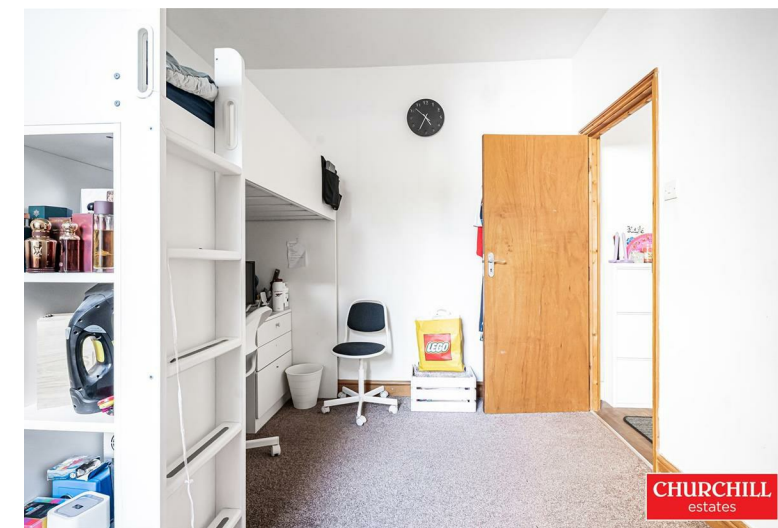
CHURCHILL
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Set on a quiet residential no through road in the heart of Leytonstone this charming three double bedroom Victorian terraced home presents an exciting opportunity for buyers looking to create and personalise a fantastic family home.

Boasting an attractive brick fronted façade with a striking double bay window, the property offers excellent kerb appeal and retains the character and proportions typical of its Victorian heritage. Internally the accommodation is generously arranged across three levels, offering spacious and versatile living throughout, with three well-proportioned double bedrooms and excellent scope for reconfiguration and modernisation, allowing the next owner to unlock the home's full potential.

To the rear the property benefits from a private garden providing the perfect space for outdoor entertaining, family enjoyment or further landscaping. Additional benefits include a cellar, double glazing and gas central heating throughout.

Ideally positioned within easy reach of Leytonstone Underground Station the property offers excellent transport links into Central London, while also being close to a wide range of local amenities, green spaces and well-regarded schools.

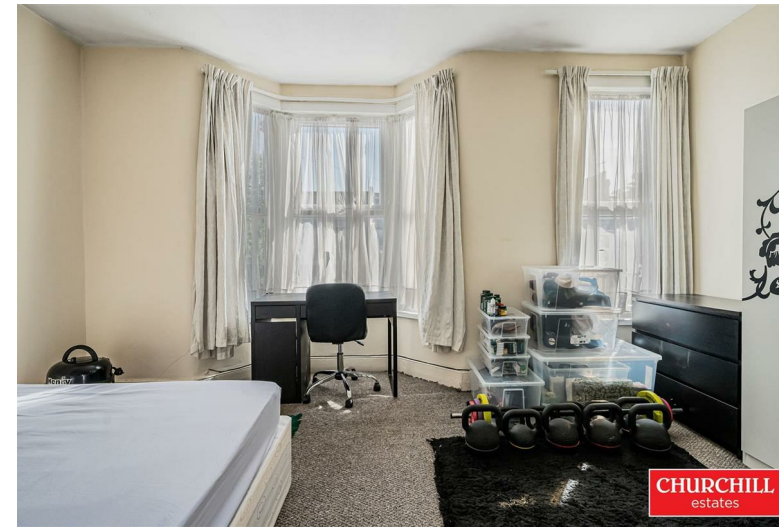
For more information or to arrange an appointment to view please contact the office at your earliest convenience to avoid disappointment



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