



**CHURCHILL**  
estates





Fairlop Road,  
Leytonstone

Offers In Excess Of  
£450,000

Tenure : Leasehold - Share of Freehold

Floor Area : 699.65 sq ft

Local Authority : Waltham Forest

Council Tax Band : B

Bedrooms : 2

Receptions : 1

Bathrooms : 1

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	<b>79</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	







**\*\* Chain free \*\*** Churchill Estates are delighted to present this superbly located and beautifully appointed two bedroom lower ground floor garden flat, forming part of an elegant period townhouse on one of Leytonstone's most desirable tree lined residential streets.

Offered to the market on a chain free basis the property benefits from a Share of Freehold, a generous South facing private rear garden, its own private entrance and an allocated parking space on a private driveway, offering added convenience and a strong sense of privacy.

Internally, the property comprises a well proportioned reception room offering comfortable and versatile space for both living and dining. The modern fitted kitchen is finished with clean white tiled splashbacks and provides direct access to the private rear garden, enhancing natural light and functionality. The accommodation also includes a stylish three piece bathroom suite, part tiled and presented to a high standard.

Both bedrooms are generously sized, with the main bedroom providing ample space and flexibility for wardrobes or additional storage. The second bedroom benefits from a charming bay window with a pleasant outlook onto the rear garden, making it equally suitable as a guest room or home office.

Located just 0.1 miles from Leytonstone Underground Station (Central Line) the property offers exceptional transport connectivity, with direct services into Stratford (5 minutes), Liverpool Street (15 minutes) and Oxford Circus (under 25 minutes). Leytonstone High Road Overground Station is also within walking distance (0.4 miles), providing further connections across East London. A number of local bus routes also serve the immediate area, ensuring convenient access to Walthamstow, Leyton and Wanstead.

Families will also appreciate the property's position being within close proximity to several well regarded local schools. These include George Tomlinson Primary School (0.2 miles, Ofsted: Good), Davies Lane Primary School (0.4 miles, Ofsted: Outstanding), and Connaught School for Girls (0.2 miles, Ofsted: Good). Also nearby are Leytonstone School and Barclay Primary School, both offering strong academic reputations and within walking distance.

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



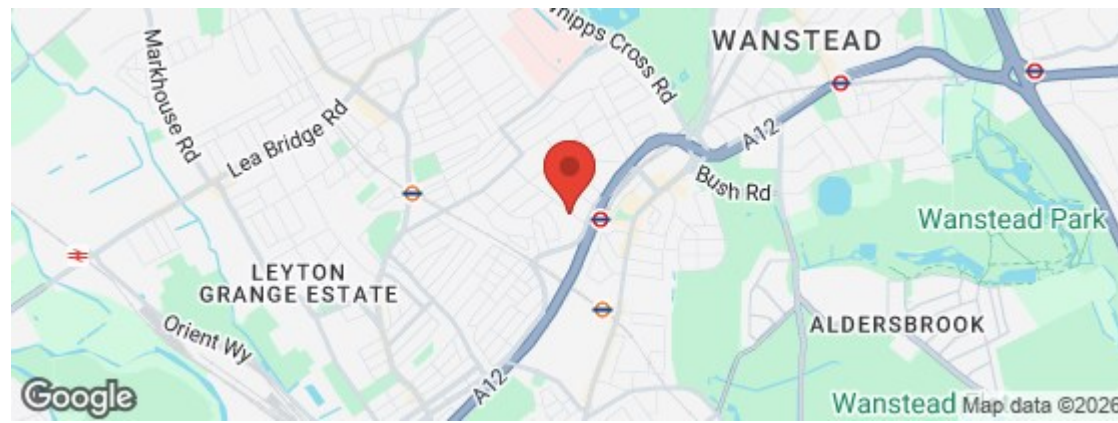








- Two double bedrooms
- Chain free sale with a Share of Freehold
- Allocated off street parking on a private driveway
- Modern fitted kitchen with clean white tiled splashbacks
- 0.1 miles to Leytonstone Underground Station (Central Line)
- Lower ground floor garden flat in a period townhouse
- Generous South facing private rear garden
- Spacious reception room
- Stylish three piece bathroom suite
- Private entrance







LOWER GROUND FLOOR  
700 sq. ft. (65.0 sq.m.) approx.



TOTAL FLOOR AREA - 700sq.ft. (65.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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To view call **020 8989 0011**

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