



Ashville Road, E11 4DT
London





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Kings Group are delighted to present this charming House on Ashville Road in Leytonstone, this delightful mid-terrace house built in 1900 offers a perfect blend of character and modern living. Boasting two reception rooms, three cosy bedrooms, and a well-appointed bathroom, this property provides a comfortable and inviting living space spread across 1,076 sq ft.

Step inside this beautifully presented home and be greeted by a warm and welcoming atmosphere that is sure to make you feel right at home. The two reception rooms offer versatile spaces for entertaining guests or simply unwinding after a long day.

Conveniently located close to local amenities, residents will find everything they need just a stone's throw away. With Leyton underground station within walking distance, commuting is a breeze, making this property ideal for those who value both convenience and connectivity.

Families will appreciate the catchment area for local schools, ensuring that quality education is within easy reach. Additionally, the ease of access to the A12 makes travelling by car a convenient option for exploring the surrounding areas.

Don't miss this opportunity to make this charming terraced house your new home sweet home in the heart of London. Book a viewing today and discover the endless possibilities that await you at Ashville Road.

Offers In Excess Of £725,000



- **Period Property**
- **Walking Distance to the tube**
- **Recently modernised throughout**

Locality

Ashville Road is a charming residential area in East London, located in the borough of Waltham Forest. The locality is known for its quiet, tree-lined streets and a blend of Victorian and Edwardian houses, giving it a classic, historic charm that appeals to families and young professionals alike. The road benefits from excellent transport links, with Leytonstone Underground Station nearby, providing quick access to Central London via the Central Line. Additionally, there are a variety of local amenities, including independent cafes, shops, and the vast open spaces of Wanstead Flats and Epping Forest, offering residents both urban convenience and scenic greenery. The area is also noted for its strong sense of community, with schools, parks, and community centers that enhance the friendly neighborhood atmosphere.

Tenure: Freehold
 Council Tax Band: C
 Annual Council Tax Estimate: £1,932

Entrance Hall

Laminate flooring, Power points, Stairs leading to the cellar, Stairs leading to the first floor.

Reception Room 24'5 x 11'8 (7.44m x 3.56m)

Double glazed bay windows to the front aspect, laminate flooring, double radiator, power points, door leading to the garden.

Kitchen 17'8 x 12'8 (5.38m x 3.86m)

Double glazed window to the rear aspect, laminate flooring, single radiator, tiled splash backs, range of base and wall units with roll top work surfaces, integrated cooker, gas hob, electric oven, sink drainer unit, integrated fridge freezer, plumbing for washing machine.

- **Catchment Area for local schools**
- **Ease Of access to local amenities**
- **Beautifully maintained rear garden**

WC

Laminate flooring, part tiled walls, extractor fan, low level flush WC, hand wash basin with mixer taps.

Landing

Loft access, wood flooring.

Bedroom One 15'3 x 13'2 (4.65m x 4.01m)

Double glazed windows to the front aspect, double radiator, power points, laminate flooring, built in wardrobes.

Bedroom Two 10'9 x 9'10 (3.28m x 3.00m)

Double glazed windows to the rear aspect, single radiator, power points, laminate flooring.

Bedroom Three 12'10 x 10'1 (3.91m x 3.07m)

Double glazed windows to the rear aspect, single radiator, power points, laminate flooring.

Bathroom

Double glazed windows to the side aspect, part tiled walls, tiled flooring, extractor fan, panel enclosed bath with mixer taps, hand wash basin with mixer taps, low level flush WC.



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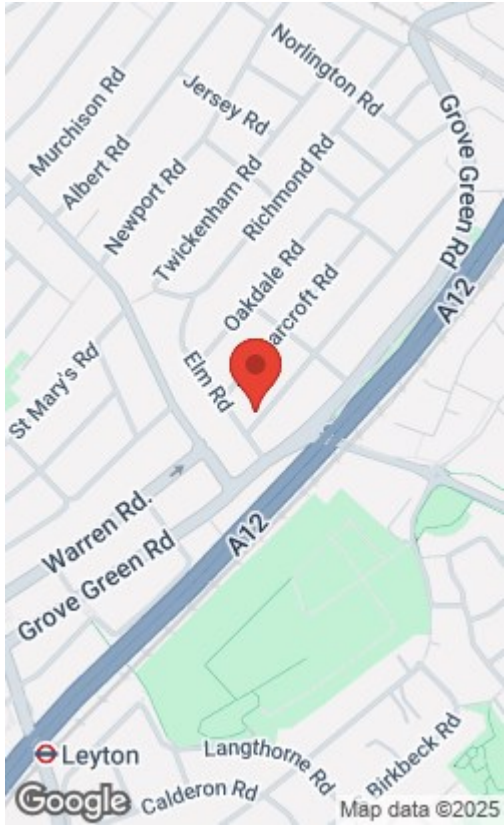




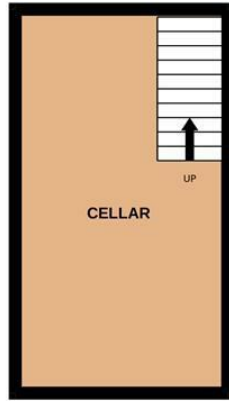
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



BASEMENT



GROUND FLOOR



1ST FLOOR



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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