



Richmond Road, Leytonstone, London, E11

Offers In Excess Of £490,000

FOR SALE

1 1 2

Leasehold

- First floor Abrahams maisonette
- 2 Bedrooms
- Kitchen-diner
- Large bay fronted lounge with feature fireplace
- Rear garden: approx 30ft
- Leytonstone tube station: 0.6 mile
- Internal: 658 sq ft (61 sq m)
- Double glazing & Gas central heating
- EPC rating: D (63)
- Council tax band: B

A cosy, characterful and contemporary Abrahams, split-level flat with a well-kept, garden that's sunny in the afternoons.

The space feels private and substantial with lovely original features, and a contemporary feel throughout.

The double bedrooms are full of light, with plenty of storage space and the open kitchen-diner is welcoming and well planned. The lounge is large and flooded with sunshine in the mornings from the bay window, it also includes a further dining area, or room to or work.

Richmond Road is quiet but has good places for coffee and drinks, our favourites are Fillybrook, The Heathcote and Unity Cafe at one end of the road and Yardarm & Marmello at the other, on Francis Rd: where you'll also find an abundance of local independent shops. There're green spaces and playgrounds including Sidmouth Park and Coronation Gardens and a variety of local schools within walking distance.

There're also excellent transport links with Leytonstone tube station a 14 minute walk or a 5 minute cycle away. A very lovable home in a cracking location, shall we take a look?

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DIMENSIONS

In The Owners Words...
We have absolutely loved living here and it's with a very heavy heart that we are now offering our beloved flat for sale. We bought the property over 4 years ago and are now married with 2 year old twins!

We've loved sitting in the garden with friends, drinking wine until the sun goes down. It's also super low maintenance for non-gardeners and the banana plant survives any weather or lack of gardening skill.
We spend a lot of time in the kitchen so love that we can sit and chat/eat in there as well as having a larger table for entertaining in the living room. We didn't anticipate having two babies here but the proximity of the kitchen/bathroom/second bedroom has actually been a godsend for these hectic early years. The home punches above its weight and we hope you love it here as much as we have.

Dimensions:

- Entrance**
Via front door leading into:
- Entrance Hallway**
Staircase leading to first floor.
- First Floor Landing**
Door to reception room, kitchen & bedroom one.
- Reception Room**
17'5 x 14'1
- Kitchen**
12'1 x 10'6
Door to inner hall & bedroom two.
- Bedroom One**
11'11 x 11'2
- Bedroom Two**
10'11 x 6'5
- Inner Hall**
Access to rear garden. Door to:
- Bathroom**
- Rear Garden**
approx 30'

Additional Information:
Tenure: Leasehold
Lease Term: 125 years from 29 September 2006. 109 years remaining.
Lease Remaining: 109 years remaining
Ground Rent: £100 per annum
Service Charge: N/A
Local Authority: London Borough Of Waltham Forest
Council Tax Band: B
Annual Council Tax Estimate: £1,508.84 pa

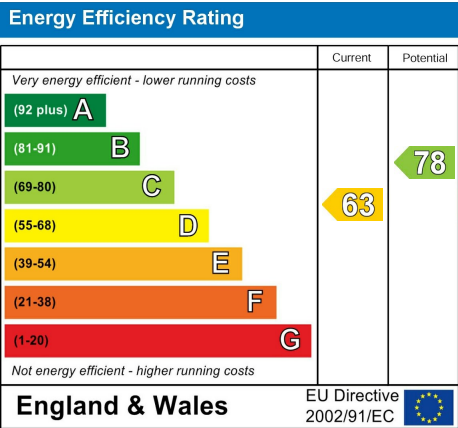
Disclaimer:
The information provided about this property does not constitute or form part of any offer or contract, nor may it be relied upon as representations or statements of fact. All measurements are approximate and should be used as a guide only. Any systems, services or appliances listed herein have not been tested by us and therefore we cannot verify or guarantee they are in working order. Details of planning and building regulations for any works carried out on the property should be specifically verified by the purchasers' conveyancer or solicitor, as should tenure/lease information (where appropriate).

FLOORPLAN

Approximate Gross Internal Area 658 sq ft – 61 sq m



EPC RATING



MAP

