



Mayville Road, Leytonstone, London, E11

Offers In Excess Of £400,000

Share of Freehold

FOR SALE

1 1 2

- 2 Bedroom first-floor conversion flat
- Gas central heating
- Spacious living room
- Kitchen-diner & utility room
- Quiet residential area
- Leytonstone High Road station: 0.2 mile
- EPC rating: E (47)
- Council tax band: A
- Private rear garden: approx 30'
- Internal: 553 sq ft (51 sq m)

Light and spacious converted flat in Leytonstone with a private garden.

This split level property, elevated on the first floor has a lovely flow of light throughout, and lots of character. The lounge area is roomy and elegant with plenty of space to relax away from the kitchen.

The kitchen-diner with its dining area easing into a bay window, is a lovely welcoming and modern room with plenty of space. Beyond the family bathroom with its separate WC, is the utility room with access to the garden; which is a low maintenance design with raised beds, and dining and seating areas for long summer evenings. The 2 bedrooms are at the front of the property on the other side of the lounge and the larger of the 2 has its own bay window and fitted storage. Both have plenty of light.

The layout of the home maximises the living space in the key areas, and extras such as the utility room, gives you flexibility.

Mayville Road is a pleasant and tree lined road, conveniently close to amenities and a variety of local schools and nurseries. Nearby Francis Road is buzzing with

cafes, shops, bars and restaurants, with a cracking Sunday roast provided at your new local The Red Lion. Both Leyton High Road Overground and Leytonstone Underground stations are within easy walking distance of home, with just a short trip to Westfield at Stratford and Queen Elizabeth Olympic Park, plus easy access to the A12 for drivers.

There's a local swimming pool and gym at the Jubilee Centre, less than a 10 minute walk away, and acres of natural green space nearby at Epping Forest and Hollow Ponds. Shall we take a look?

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DIMENSIONS

Communal Entrance
Via communal front door leading into:

Communal Hallway
Door to flat.

Entrance
Via flat entrance door leading into:

Entrance Hallway
Staircase leading to first floor.

First Floor Landing
Access to reception room & kitchen.

Reception Room
16'6 x 10'11

Kitchen
12'1 x 10'9
Door to bathroom.

Bedroom One
12'6 x 9'6

Bedroom Two
10'0 x 5'7

Bathroom
6'8 x 5'11
Door to WC & Utility Room

WC
4'4 x 2'3

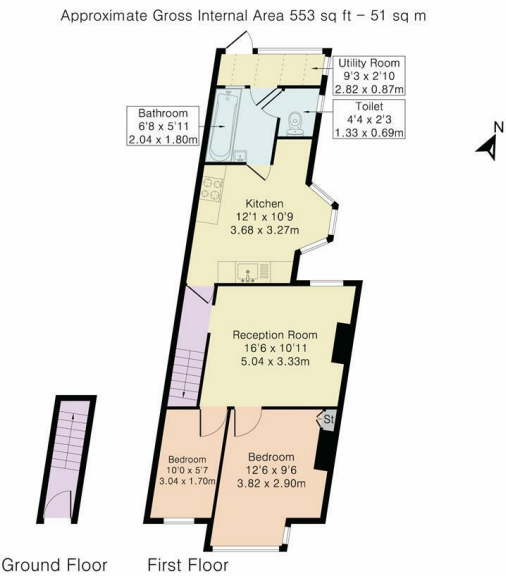
Utility Room
9'3 x 2'10
Door to bathroom

Rear Garden (Private)
approx 30'
Tenure - Share of the freehold
Head Lease Term: 999 years from 25 December 2007
Head Lease Remaining: 982 years remaining.
Ground Rent: £0 - N/A per annum
Service Charge: £0 - N/A per annum
Local Authority: London Borough Of Waltham Forest
Council Tax Band: A

Additional Information:
Head Lease Term: 999 years from 25 December 2007
Head Lease Remaining: 982 years remaining.
Ground Rent: £0 - N/A
Service Charge: £0 - N/A
Local Authority: London Borough Of Waltham Forest
Council Tax Band: A

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).

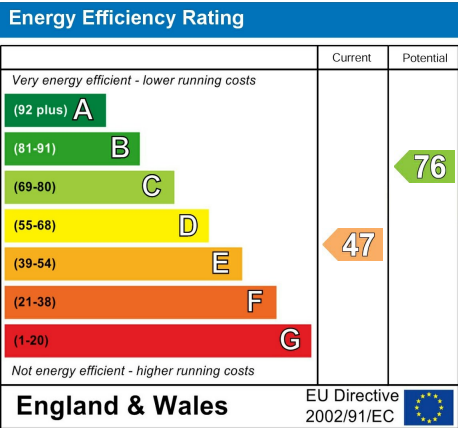
FLOORPLAN



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 as defined by RICS code of measuring practice. No guarantee is given on 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.



EPC RATING



MAP



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