

Newport Road, Leyton, London, E10

Price £495,000

Share of Freehold

FOR SALE

2 1 2

- 2 Bedroom first floor Abrahams maisonette
- 2 Reception rooms
- Gas central heating
- Share of freehold
- Potential for loft conversion (STPP)
- Leyton Midland Road station & Leytonstone underground station: 0.5 mile
- EPC rating: D (66) & Council tax band: B
- Private rear garden: approx 30ft
- Chain-free
- Internal: 747 Sq ft (69 sq m)

Spacious two bedroom, two reception, first floor maisonette with private garden; in a quiet residential area in the heart of Leyton's most sought after village area.

This is a fresh-feeling home, with original floorboards throughout, painted in Farrow and Ball to great light-reflecting effect.

The first reception is a roomy lounge with bay window, coving and original fireplace. There's a larger master bedroom and a smaller one, currently used as a home office, and opposite the bathroom there's useful extra storage space.

The second reception room is open and currently works as a diner and lounge. It's a great layout, typical of the Abraham's architectural style, with the potential to extend into the loft space, subject to planning permission. The kitchen, like all the rooms looks well organised and full of character, and there's some separate utility space.

From here there're stairs to the private garden. Let's call the garden natural. It's a good size, a blank canvas with lots of potential that gets the sun in the morning and early afternoon. The property has a lease in excess of 900 years and is chain-free.

Newport Road is a friendly neighbourhood and well connected for Leyton Central line station, Walthamstow Central Victoria Line station, Leyton Midland Station and various bus routes that operate via Lea Bridge Road. Basically you can be at Liverpool Street within minutes.

You have plenty of schools within walking distance and green space at Leyton Jubilee Park, Walthamstow Wetlands, Sidmouth Park and Coronation Gardens.

Nearby Francis Road has a wide variety of delicious cafes, bakeries, independent shops, restaurants and pubs including The Heathcoat & Star and The Leyton Technical. And for mega shopping, Westfield is just one stop on the Central Line.

A stylish, Victorian home full of natural light and character, and chain-free. Shall we take a look?

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DIMENSIONS

Entrance

Via front door leading into:

Entrance Hallway

Staircase leading to first floor.

First Floor Landing

Access to all rooms.

Reception Room One

13'7 x 11'11

Reception Room Two

11'8 x 11'6

Open to:

Kitchen

9'4 x 7'4

Open to reception troom two. Door to inner hall.

Inner Hall

Staircase leading to rear garden.

Bedroom One

12'0 x 10'11

Bedroom Two

7'7 x 5'9

Rear Garden

approx 30'

Additional Information:

Tenure: Share of the freehold

Head Lease Term: 999 years from 25 December 1976

Head Lease Remaining: 952 years remaining

Ground Rent: £10 per annum

Service Charge: £0 per annum

Local Authority: London Borough Of Waltham Forest

Council Tax Band: B

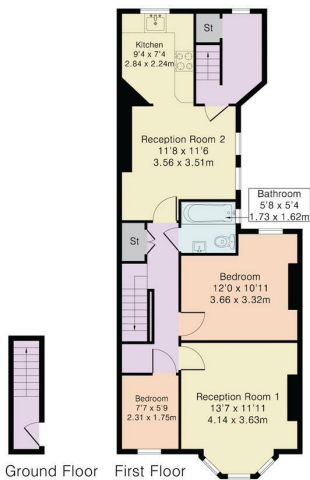
Annual Council Tax Estimate: £1,598.76 per annum.
(2023/2024)

Disclaimer:

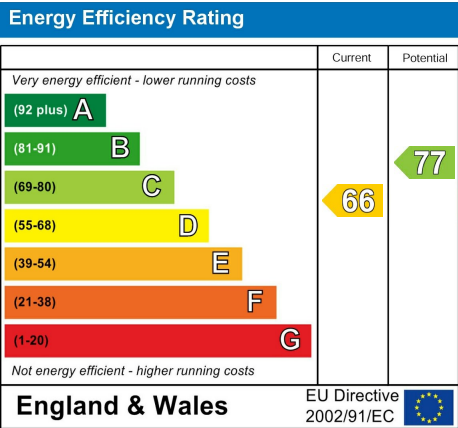
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FLOORPLAN

Approximate Gross Internal Area 747 sq ft – 69 sq m
Ground Floor Area 30 sq ft – 3 sq m
First Floor Area 717 sq ft – 66 sq m



EPC RATING



MAP

