



Albert Road, Leyton, London, E10

Offers In Excess Of £500,000

Leasehold

FOR SALE

1 1 2

- 2 Bedroom First floor Abrahams maisonette
- Kitchen-diner
- Potential to extend to loft (STPP)
- Gas central heating
- Desirable Francis Road location
- Leyton Midland Road station: 0.5 mile
- Leytonstone tube station: 0.6 mile
- EPC Rating: D (63) & Council tax band: B
- Rear garden: approx 50ft
- 735 Sq Ft (68 Sq M)

An exciting property full of space and character with a private garden, set on a quiet one way road. This is a feel-good home, full of natural light and with clean lines throughout: with an extra sense of scale achieved with the split level layout.

The sleek kitchen features a Corian worktop and a roomy dining area. There's access here to a well designed bathroom and with steps down to the rear garden which is paved, but with established trees and shrubs that keep the space private and create a magical setting for parties.

The main reception room is at the front of the property, it's large and lit from the bay window. The master bedroom is a good size too and the smaller room of the two could be a good bedroom or a study. All the rooms feel solid and well proportioned, which is characteristic of the Abraham heritage.

You'll be living in a popular area with a variety of schools nearby, parklands for walking and plenty of sports. It's a 10 minute walk to both Midland Road and Leyton stations, so an easy commute to central London and for major shopping Westfield is only a couple of tube stops away. Keeping it local, you're a short walk from buzzing Frances Road and the High Road where you'll find interesting, independently owned shops, cafes and restaurants. And for outdoorsy adventures and cycles there're acres of natural green space nearby at Wanstead Flats and Hollow Pond.

A roomy home, full of character and in a great location. Shall we take a look?

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DIMENSIONS

Entrance

Via own front door leading into:

Entrance Hallway

Staircase leading to first floor.

First Floor Landing

Door to living room, kitchen/diner, bedroom one & bedroom two/study.

Reception Room

12'1 x 11'10

Kitchen/Diner

20'0 x 11'1

Door to bathroom. Door with staircase leading down into rear garden.

Bedroom One

11'11 x 11'10

Bedroom Two/Study

8'10 x 5'10

Bathroom

7'10 x 3'11

Rear Garden

approx 50'

Additional Information:

Lease Term: From and including 1 January 2003 to and including 31 December 2192

Lease Remaining: 170 years and 5 months remaining

Ground Rent: £0 - Peppercorn

Service Charge: £0 - per annum

Annual insurance fee: £430 per annum

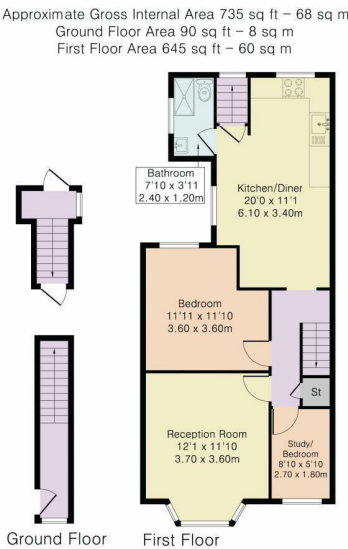
Local Authority: London Borough Of Waltham Forest Council Tax Band: B

Annual Council Tax Estimate: £1,508.84 per annum.

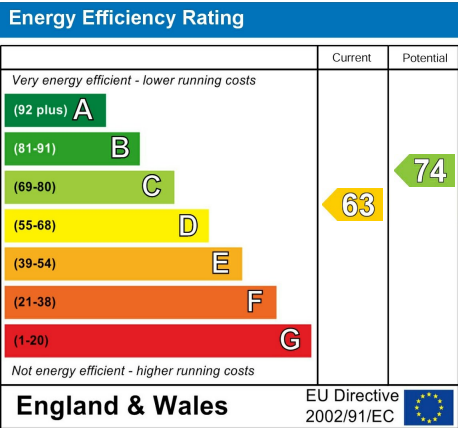
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The information provided about this property does not constitute or form part of any offer or contract, nor may it be relied upon as representations or statements of fact. All measurements are approximate and should be used as a guide only. Any systems, 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



EPC RATING



MAP

