



## Richmond Road, Leytonstone, London, E11

Offers In Excess Of £475,000

Leasehold

**FOR SALE**

 1  1  2

- Ground floor Abrahams flat
- 2 Bedrooms
- Open plan reception/kitchen
- Double glazing & gas central heating
- Leyton & Leytonstone tube stations: 0.6 mile
- EPC rating: C (70)
- Council tax band: B
- Rear garden: approx 40ft
- Chain-free
- Internal: 617 sq ft (57 sq m)

A stylish 2 bedroom ground floor flat, full of character, in a fantastic location.

This is a heritage home with modern appeal. The spacious first bedroom with bay windows and original ceiling coving has original floorboards that run through the property. The second double bedroom has a window to the rear and like all the rooms, feels solid and well finished.

The main reception room is typical of Abrahams architecture in that it's roomy and character-rich with plenty of light. This one has the added bonus of being a kitchen-diner so creates an open living space in the heart of the home.

The mid-century styled kitchen is adorable enough to brighten up anyone's cooking, with angled overhead cupboards and a practical amount of work space and storage. There's also a superbly on-trend bathroom with space for laundry.

The low maintenance garden is exclusive to the property, has lots of potential and gets the sun all afternoon during the summer.

This is a home ready to move into and make your own. And it's chain-free.

Richmond road has a strong community, where neighbours know each other.

The location's unique in that it borders Walthamstow, Wanstead, Epping Forest, Leyton, Stratford and Leytonstone.

There's a variety of schools within walking distance, with lots of great pubs, cafes, restaurants and independent shops on both Francis Road and the High Road, including Yardarm, Marmelo and the Northcote Arms. There's also a lovely local walk to Hackney Marshes and the canal.

You'll be well connected for transport links with Leyton and Leytonstone Central Line stations, Leytonstone High Road Overground station is also within walking distance meaning a short journey to central London and only 1 stop from mega shopping at Westfield. Shall we take a look?

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## DIMENSIONS

### Entrance

Via front door leading into:

### Entrance Hallway

Access to open plan reception/kitchen, bedroom one & bedroom two.

### Open Plan Reception/Kitchen

26'3 x 10'10

Door to inner hall. Open to entrance hallway.

### Inner Hallway

Door to bathroom & rear garden.

### Bedroom One

14'4 x 11'2

### Bedroom Two

12'0 x 11'2

### Bathroom

7'7 x 6'7

### Rear Garden

approx 40'

### Additional Information:

Lease Term: 125 years from 29 September 2016

Lease Remaining: 118 years remaining

Ground Rent: - £250 per annum.

Service Charge: - £0 - N/A - per annum.

Local Authority: London Borough Of Waltham Forest

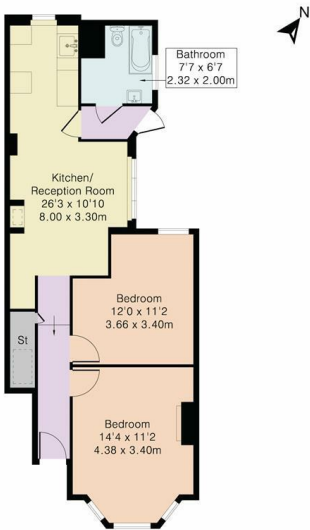
Council Tax Band: B

### 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 617 sq ft - 57 sq m



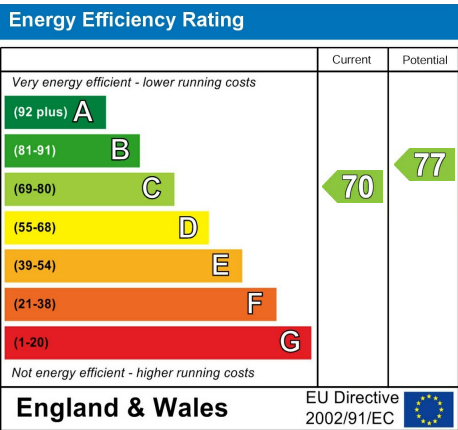
Ground Floor Flat



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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