



Twickenham Road, Leytonstone, London, E11

Offers In Excess Of £475,000

Leasehold

FOR SALE

1 1 2

- Ground floor Abrahams maisonette
- 2 Double Bedrooms
- Gas central Heating
- Original features
- Leytonstone Central line Underground station: 0.6 mile
- EPC rating: D (64)
- Council tax band: B
- Landscaped rear garden: approx 23'11 x 7'7
- Chain-free
- Internal: 582 sq ft (54 sq m)

A heritage starter home with a garden in a great area, and chain-free.

This flat is full of natural light, and feels roomy with the unmistakable Abraham's layout that gives you the central space in the property to be your lounge-diner.

The master bedroom, currently used as a reception room, is spacious with great corning work on the ceiling; and the smaller of the two bedrooms is a generous double with fitted wardrobes. The home has lots of character throughout, with wood floors and plenty of storage space.

The modern kitchen's attractive and laid out to make the most of the big window. And the recently renovated family bathroom is well separated and near the back door access to the private garden. The garden looks great in the summer and was completely landscaped in 2020. Its amazing for socialising and drinks with friends. It also has a lovely running water feature/pond with fish!

The location's a great mix of quiet residential streets where all the essentials are within walking distance, and local to all the fun things to enjoy in Leyton. Nearby Francis Road and the High Road are the places to find lots of independent shops and a wonderful variety of cafes, restaurants and pubs: favourites are the Heathcote & Star and The Northcote. And Yardarm is a great stop off for a good bottle of wine. For bigger shopping, Westfield is a short bus ride away, and there're good local transport links from Leytonstone High Road and Leyton stations, which are both within a 10 minute walk.

There's also a variety of local schools, sports grounds and parks. And to get into more epic natural green space, Wanstead Flats are only a 10 minute cycle away.

A lovely family home in a well connected location and chain-free. Shall we take a look?

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DIMENSIONS

Entrance

Via own front door leading into:

Entrance Hallway

Open to reception room. Door to bedroom one & bedroom two.

Reception Room

12'1" x 10'9"

Door to:

Kitchen

10'9" x 6'3"

Door to reception room.

Bedroom One

14'2" x 10'11"

Bedroom Two

11'10" x 11'0"

Inner Hall

Door to rear garden.

Bathroom

7'9" x 4'2"

Rear Garden

23'11" x 7'7"

Additional Information:

Tenure: Leasehold

Lease Term: From 25 June 2014 to 3 November

2165 (151 year term)

Lease Remaining: 142 years remaining

Ground Rent: £0 - Nil

Service Charge: £0 - Nil

Local Authority: London Borough Of Waltham Forest

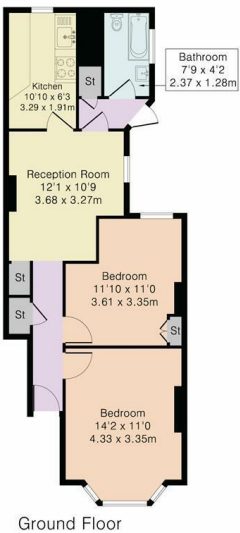
Council Tax Band: B

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

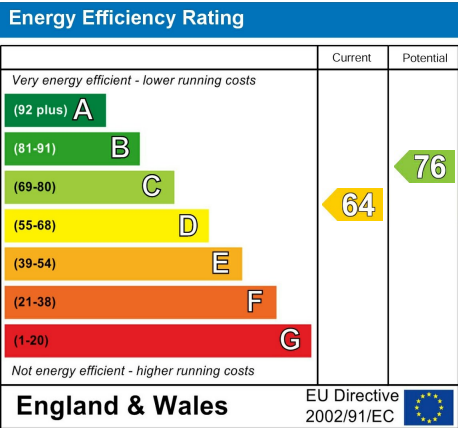
Approximate Gross Internal Area 582 sq ft - 54 sq m



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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