



Francis Road, Leyton, London, E10

Offers In Excess Of £525,000

Share of Freehold

FOR SALE

 1  2  3

- 3 Bedroom first floor Abrahams maisonette
- Kitchen/diner & loft conversion
- Share of the freehold
- Double glazing & gas central heating
- Leyton Central line Underground station: 0.5 mile
- Popular Francis Road location
- EPC rating: D (65)
- Council tax band: B
- Rear garden: approx 30ft
- Internal: 964 sq ft (90 sq m)

A comfortable 3 bedroom home with a garden, located in one of Leyton's most sought after areas. The elevation of this first floor maisonette means the property has plenty of natural light flowing through. And it's a comfortable layout with plenty of space between the rooms. The modern kitchen is attractive and has good workspace and storage, this opens onto a spacious dining room. Also on this level are 2 of the 3 bedrooms and a family bathroom. And at the front of the property is a separate and roomy lounge with the bay window, providing a calm space to relax. There're steps leading down to the privately, well ordered South West facing garden, which is set up for dining and ready for planting. The loft conversion adds an addition double bedroom to the property, with skylights and a beautifully tiled private bathroom.

The neighbourhood is friendly, community spirited and bustling with a lovely east London village feel. There're lots of local schools within walking distance including the highly rated Newport Primary School. There're local parks nearby, sports facilities too and good transport links from Leyton Midland Road or Leyton tube station for the Central Line which is only a 10 minute walk away. And what Francis Road is famous for are the local shops, cafes, restaurants and friendly pubs, all close to home, including Yardarm, Marmelo and the Northcote. This is great place to live and a comfortable family home in which to put down roots. 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

Staircase leading to second floor.

Reception Room

14'8 x 12'2

Staircase leading to rear garden & door to bathroom.

Kitchen/Dining Room

19'11 x 11'5

Bedroom One

12'3 x 11'8

Bedroom Two

9'1 x 5'10

Bathroom

8'6 x 4'7

Second Floor Landing

Door to:

Bedroom Three

17'7 x 9'6

Access to:

En-Suite

9'7 x 5'3

Rear garden

approx 30'

Additional Information:

Tenure: Share of the freehold

Head Lease Term: 999 years from 30 November 1993

Head lease remaining: 969 years remaining

Service Charge: £0 - N/A

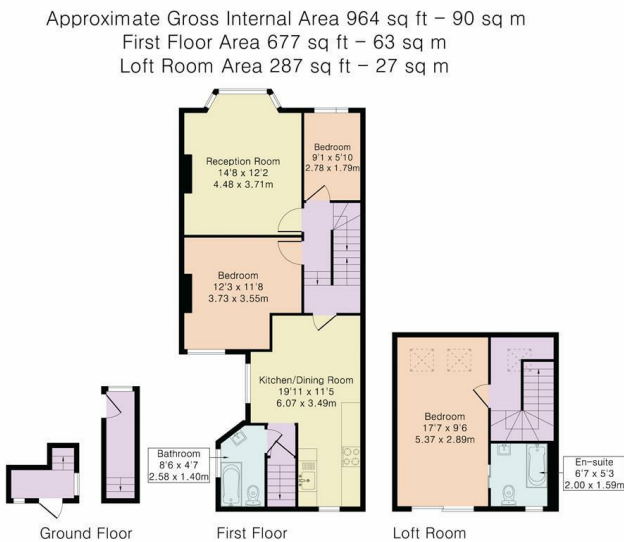
Ground Rent: £0 - N/A

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).

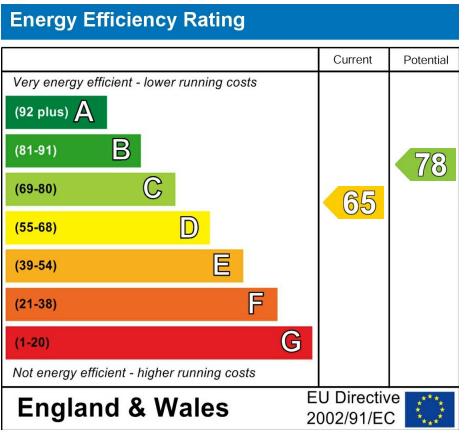
FLOORPLAN



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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