



Newport Road, Leyton, London, E10

Offers In Excess Of £465,000

Share of Freehold

FOR SALE

2 1 2

- Two Bedroom Ground Floor Victorian Maisonette
- Two Reception Rooms
- Gas Central Heating
- Share Of The Freehold
- Leyton Midland Road & Leytonstone High Road Stations: 0.4 miles
- Leytonstone Tube Station: 0.5 miles
- EPC Rating: D
- Council Tax Band: B
- Approx 30ft Rear Garden
- 683 Sq Ft (63 Sq M)

A well-proportioned and characterful Victorian Abrahams maisonette, located on Newport Road.

The spacious living space has lots of natural light from the large bay window, as well as a feature fireplace, creating a warm and cosy area to relax in. The flat has one double and one single bedroom, both of ample size, with the former offering views of the partially paved and decked garden. The kitchen and dining room have lots of storage, with plenty of space for a large table, great for entertaining.

There's an amazing community vibe in this area of E10, with so much to do and see. The independent shops, cafes, and restaurants on Francis Road are on your doorstep - some of our favourites are Strange Brew, Yardarm, and ZAXX. You'll be well-linked with regular buses and the Central Line from Leyton Station, making it easy to get to the City or even shopping at Westfield! And when you want to get out into the fresh air, you'll be within walking distance to Sidmouth Park and Coronation Gardens. Shall we take a look?

Newport Road, Leyton, London, E10

DIMENSIONS

In The Owners Words...
This flat was our first property together as a couple. We bought it as a restoration project and have been careful to keep the original features such as the two fireplaces. The work was carried out professionally and benefits from new wiring and heating systems (including a new boiler). We would particularly like to point out the double-glazed timber sash windows and back door we've installed.

We have loved living in this flat as it has a great layout with decent sized rooms. There is the potential for the front reception room to become a third bedroom. The garden captures the sun for most of the day and includes a large large shed which is powered and insulated.
Newport Road is situated in a quiet residential area with an Ofsted Outstanding primary school at the end of the street.

We will miss living in this vibrant neighbourhood with the cool pubs, the Francis Road community and the nearby Epping Forest for walks and picnics.

We have now grown from a couple to a family of four. We are sad to be leaving this area but are moving further out of London into a bigger home for our two girls.

Dimensions:

Entrance
Via own front door leading into:

Entrance Hallway
Door to reception room, dining room, bedroom two, bathroom & WC.

WC
4'7 x 2'7

Reception Room
13'3 x 12'7

Dining Room
11'10 x 11'8
Door to kitchen & bedroom one.

Kitchen
9'4 x 6'7
Door to rear garden.

Bedroom One
9'5 x 7'1

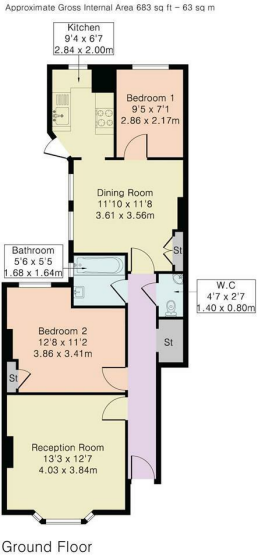
Bedroom Two
12'8 x 11'2

Bathroom
5'6 x 5'5

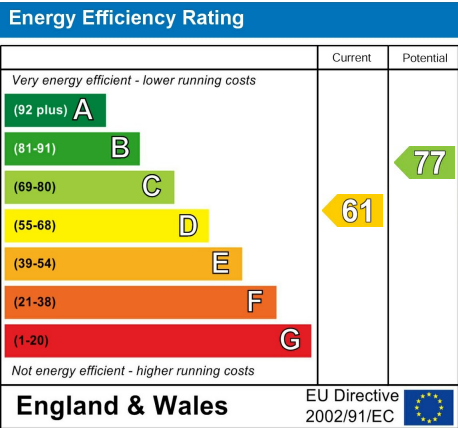
Rear Garden
approx 30'

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



EPC RATING



MAP

