



## Steele Road, Leytonstone, London, E11

Guide Price £400,000

Leasehold

**FOR SALE**

1 1 2

- Guide Price: £400,000-£425,000
- First floor Victorian conversion flat
- 2 Bedrooms
- Double glazed & Gas central heating
- Leyton Tube station & Maryland Station: 0.7 mile
- Proximity to Westfield Shopping Centre & Olympic Village
- Close to Langthorne Park
- EPC rating: D (60) & Council tax band: B
- On street permit parking
- Internal: 559 sq ft (52 sq m)

Guide Price: £400,000-£425,000. This 2 bedroom Victorian conversion boasts well-proportioned spaces and a thoughtful, intuitive layout. Step into the welcoming and spacious living room, filled with natural light, thanks to the expansive west-facing bay window that floods the space with sunshine throughout the day. The room is further enhanced by a beautiful original fireplace that adds to the elegance of the space and the continuous flow of engineered hardwood flooring that continues through the hallways and bedrooms. The modern kitchen provides a stylish culinary space, featuring a unique Moroccan-style tile backsplash and ceramic wood-effect floor tiles. The contemporary bathroom, with floor-to-ceiling grey metro tiles, is complemented by patterned floor tiles that add a touch of character. Both bedrooms, and indeed the entire flat, are painted in Farrow & Ball hues. The primary double bedroom is a tranquil retreat, bathed in natural light from its large window, while the second bedroom features a calming green shade. There is also on-street permit parking available.

Beyond the flat itself, the location offers a vibrant and convenient lifestyle. Just a two-minute stroll away, you'll find Dina, a charming wine bar and community farm shop on Cann Hall Road that provides fresh local produce, while the well-stocked Lonsdale caters to everyday needs. Explore the diverse neighbourhoods nearby, including the trendy Francis Road in Leyton and the bustling High Road in Leytonstone.

For a wider range of shopping and entertainment, Stratford Westfield is a short bus ride away, and the eclectic Hackney Wick is accessible via a lovely half-hour walk or a quick cycle through the scenic Olympic Park. Closer to home, Langthorne Park offers a green escape for strolls, dog walking & outdoor activities. For commuters, Maryland and Leyton Tube stations are 0.7 miles away, making the location exceptionally well-connected.

Shall we take a look?

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## DIMENSIONS

### Communal Entrance

Via communal front door leading into:

### Communal Hallway

Door to flat.

### Entrance

Via flat entrance door leading into:

### Entrance Hallway

Staircase leading to first floor.

### First Floor Landing

Door to reception room, kitchen, bedroom one & bathroom.

### Reception Room

16'0 x 13'2 (4.88m x 4.01m)

### Kitchen

9'11 x 9'2 (3.02m x 2.79m)

Door to bedroom two.

### Bedroom One

11'1 x 10'11 (3.38m x 3.33m)

### Bedroom Two

9'2 x 6'8 (2.79m x 2.03m)

Door to kitchen.

### Bathroom

6'4 x 6'2 (1.93m x 1.88m)

### On Street Permit Parking

### Additional Information:

Lease Term: 189 years from 25 December 1989

Lease Remaining: 153 years remaining

Ground Rent: £250 per annum

Service Charge: £662.52 per annum

Local Authority: London Borough Of Waltham Forest

Council Tax Band: B

### Notice:

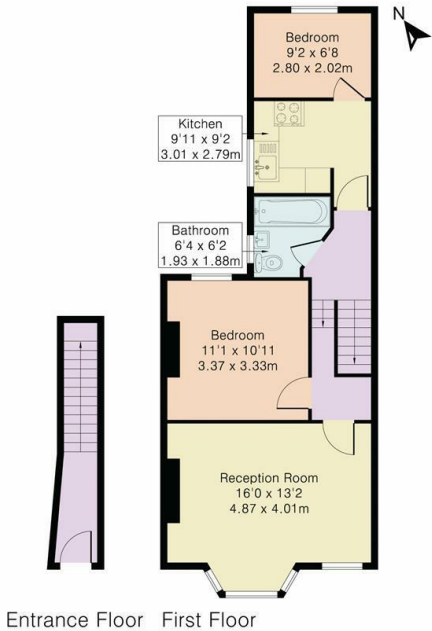
All photographs, floorplan and video tours are provided for guidance only.

### 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 559 sq ft - 52 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	60	66
England & Wales		
EU Directive 2002/91/EC		

## LOCATION



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