



Twickenham Road, Leytonstone, London, E11

Offers In Excess Of £495,000

Leasehold

FOR SALE

1 1 2

- Ground floor Abrahams maisonette
- 2 Bedrooms
- Francis Road Location
- Gas central heating
- Leyton tube station: 0.5 mile
- EPC rating: D (67)
- Council tax band: B
- Rear garden: approx 25ft
- Chain-free
- Internal: 690 Sq ft (64 sq m)

A ground floor, 2 bedroom home on a quiet road, where a stylish balance of traditional and contemporary has been created.

With original features throughout the property: hardwood floors, sash windows and original corning, the home is full of character and well planned with plenty of storage space.

A huge bonus with this property is that you have options, due to the generous square footage and layout. The second bedroom is currently a lounge with bay window and high ceilings, along with feature fireplace which makes the room feel spacious and grand. This would make an excellent second master bedroom; in which case the light-filled dining room becomes a comfortable main reception room, leading beyond to a sleek kitchen and well separated family bathroom.

The private rear garden is low maintenance and north facing delivering a sunny start to the day for that morning coffee. And with established shrubs and trees and tumbling roses in the spring, it'll be a lovely place to sit.

You'll be living in a fantastic area, on a quiet road with no through traffic and a strong community vibe—and literally 30 seconds from the essentials! You're close to Francis Road with all its artisan stores, delicious bakeries and independent cafes and restaurants. Favourites are the Heathcote & Star pub, a 5 minute walk away with a lovely garden, Marmelo Kitchen and Yardarm. The area's well connected for transport too, with only a 10 minute walk to both London Overground and Underground stations and the Central line running all night on weekends.

You'll also be close to acres of natural green space at Hollow Pond and Leyton Jubilee Park which run lots of events during the summer.

A stylish and comfortable home in a quiet area, but close to everything and chain-free. Shall we take a look?

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DIMENSIONS

Entrance

Via own front door leading into:

Entrance Hallway

Door to reception room, bedroom one & bedroom two

Reception Room

12'1 x 11'3

Door to inner hall. Open to:

Kitchen

11'2 x 6'8

Inner Hall

Door to bathroom & rear garden.

Bedroom One

12'0 x 11'1

Bedroom Two

12'0 x 11'3

Bathroom

8'2 x 6'2

Rear Garden

approx 25'

Additional Information:

Tenure: Leasehold

Lease Term: 189 years from 19 September 1977

Lease Remaining: 143 years remaining

Ground Rent: £0 per annum.

Service Charge: £0 per annum.

Local Authority: London Borough Of Waltham Forest

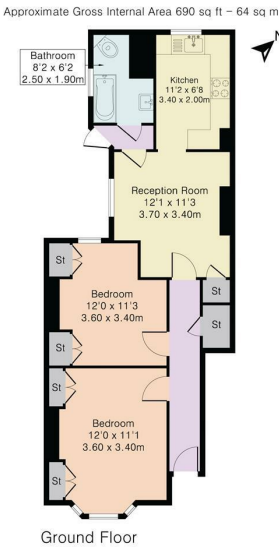
Council Tax Band: B

Annual Council Tax Estimate: £1,508.84 per annum (2022/2023)

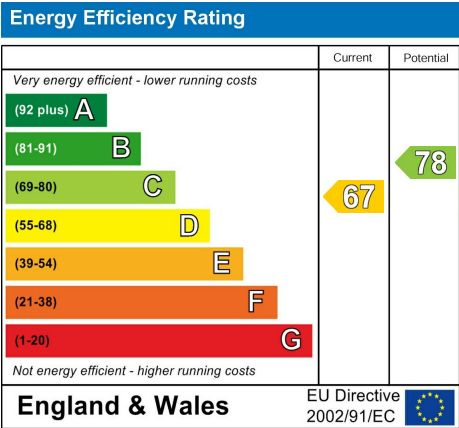
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FLOORPLAN



EPC RATING



MAP

