



## Richmond Road, Leytonstone, London, E11

Guide Price £675,000

Freehold

- Victorian mid terrace house
- 2 Bedrooms
- 2 Reception rooms
- Gas central heating & sash windows
- Leytonstone Underground station: 0.6 mile walk
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- EPC rating: D (56)
- Council tax band: C
- Rear garden: approx 40ft with shed
- Internal: 828 sq ft (77 sq m)

FOR SALE

2 1 2

A lovely welcoming home with lots of original features and a classic Victorian layout that maximises the flow of light in the home and gives every area a strong purpose. The cosy lounge at the front of the property with bay windows also has a working fireplace. And the spacious dining room, lit from the side return, leads out to an attractive and well fitted kitchen with excellent storage.

The kitchen leads out to the garden which is full of character and gets the sun most of the day. It's an attractive shape with lots of established shrubs and trees and has a shed at the far end, which could have all sorts of uses depending on what you need.

All the rooms in the property are in good proportion to each other and this continues upstairs where there are two double bedrooms with storage and a large family bathroom.

There's a strong sense of community on and around Richmond Road, it's a warm and friendly place to live, where people know their neighbours.

There're lots of excellent schools within walking distance and it's a lovely walk to Hackney Marshes and the canal. The many pubs, cafes, restaurants and independent shops on Francis Road are a short stroll away: favourites include Yardarm and Marmelo. You'll be well connected with local transport links too: Leyton and Leytonstone Central Line stations, plus Leytonstone High Road Overground station are within walking distance meaning you are just a short journey from central London and only 1 stop from mega shopping at Westfield.

A cosy, attractive and well balanced home in an area rich in community.

Shall we take a look?

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## DIMENSIONS

### Entrance

Via front door leading into:

### Entrance Hallway

Staircase leading to first floor. Door to reception room & dining room.

### Reception Room

12'10 x 10'10

### Dining Room

11'4 x 10'6

Open to:

### Kitchen

8'10 x 8'9

Open to dining room. Door to rear garden.

### First Floor Landing

Door to all first floor rooms.

### Bedroom One

14'1 x 10'6

### Bedroom Two

10'6 x 8'10

### First Floor Bathroom

8'10 x 8'9

### Rear Garden

approx 40'

Access to:

### Shed

9'11 x 6'4

### Additional Information:

Tenure: Freehold

Local Authority: London Borough Of Waltham Forest

### 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 828 sq ft - 77 sq m

Ground Floor Area 390 sq ft - 36 sq m

First Floor Area 376 sq ft - 35 sq m

Outbuilding Area 62 sq ft - 6 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		80
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

## MAP



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