



## Newport Road, Leyton, London, E10

**£525,000**  
Leasehold

- Ground floor Abrahams flat
- 2 Bedrooms
- Double glazed
- Gas central heating
- Leyton Midland Road Overground station: 0.4 mile
- Leyton Tube Station: 0.5 mile
- Council Tax Band: B
- 95' x 10' Rear garden with Summer house
- On road residents permit parking
- Internal: 650 sq ft (60 sq m)

**FOR SALE**

1 1 2

A stylish, two-bedroom, ground-floor Victorian Abrahams flat, bursting with character and featuring a private entrance and a rear garden studio.

Inside, the reception room offers a homely feel, boasting an original fireplace, built-in storage, a large bay window, and stripped wood floors that continue throughout the home. At the heart of the property is a dual-aspect kitchen, simply designed with clean lines, bathed in natural light and offering ample space for a dining table. Both bedrooms are generous doubles; the primary bedroom includes built-in storage, while the second is currently utilised as a nursery. These are situated alongside a cleverly designed, contemporary bathroom.

True to its heritage, the flat features a signature 95 ft garden. This expansive outdoor space includes a central path flanked by flower beds, leading to a patio, decking and a versatile summer house at the far end.

This is a charming home in a historical corner of East London, perfectly positioned to enjoy the area's vibrant community buzz. You are within easy reach of independent cafes, shops, and restaurants, and situated just moments from Francis Road—home to Yardarm, Marmelo, and Dreamhouse Records. The property is a short walk from Leyton Tube (Central line) and Leyton Midland Road (Overground). With Walthamstow Village just an eight-minute cycle away, you are also perfectly placed to enjoy some of the most expansive green spaces in London.

Shall we take a look?

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## DIMENSIONS

### Entrance

Via own front door leading into:

### Entrance Hallway

Door to reception room, kitchen & bedroom.

### Reception Room

12'3 x 12'0 (3.73m x 3.66m)

### Kitchen

11'5 x 11'3 (3.48m x 3.43m)

Door to bedroom two, inner hall & bathroom.

### Bedroom One

12'4 x 12'0 (3.76m x 3.66m)

### Bedroom Two

8'8 x 7'4 (2.64m x 2.24m)

### Bathroom

6'6 x 6'4 (1.98m x 1.93m)

### Rear Garden

9'5 x 10'0 (28.96m x 3.05m)

Access to:

### Summer House

7'7 x 7'6 (2.31m x 2.29m)

### Additional Information:

Lease Term: 150 years from 5 July 1973 to 5 July 2123

Lease Remaining: 97 years remaining

Ground Rent: £0 Per Annum

Service Charge: £0 Per Annum

Local Authority: London Borough Of Waltham Forest

Council Tax Band: B

### Disclaimer:

We endeavour to ensure that our particulars are as accurate and reliable as possible; however, they do not constitute or form part of any offer or contract and should not be relied upon as statements or representations of fact. All measurements are approximate and provided as a guide only. Any systems, services, or appliances referred to have not been tested by us, and we are therefore unable to verify or guarantee their working condition. All photographs and floorplans are provided for guidance only. Tenants are advised to verify details relating to planning permissions, building regulations, and any works carried out at the property with their solicitor or conveyancer, as well as tenure and lease information where applicable.

## FLOORPLAN

### Entrance

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### Entrance Hallway

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Approximate Gross Internal Area  
650 sq ft (60 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisor should conduct a careful, independent investigation of the property in respect of monetary valuation.

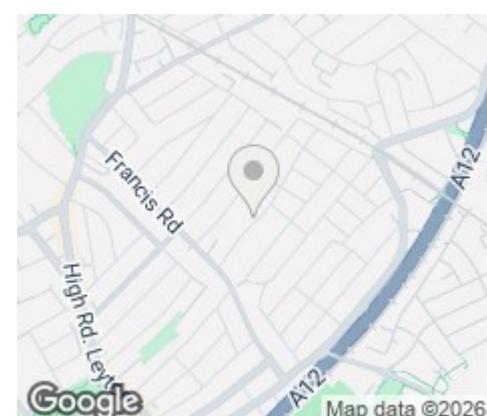
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## EPC RATING

### Energy Efficiency Rating

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

## LOCATION



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