



Lindley Road, Leyton, London, E10

Offers In Excess Of £450,000

Leasehold

FOR SALE

1 1 2

- Ground floor Victorian Flat
- 2 Double bedrooms
- Open plan lounge/kitchen
- Gas central heating
- Refurbished throughout
- Leyton Central Line Underground station: 0.7 mile
- EPC rating: C (73)
- Council tax band: B
- Landscaped north-east facing rear garden: approx 35'
- Internal: 511 Sq ft (47 sq m)

A well located family home close to Francis Road and Leyton tube.

This is a property with a clear heart at its centre, which is a beautifully renovated extension to the rear, that creates an open-plan kitchen-diner-lounge, with a large glass roof that floods the space with natural light.

It's sleek, modern and bright and a room that's hard to leave once you're in!

Beyond this, Crittal style doors lead out to a large pristine garden with established shrubs. You get the sun all day during the summer which makes it a lovely place for relaxing and entertaining.

Further rooms in the flat are the two double bedrooms, one with original Victorian bay window, and a fresh feeling family bathroom. There's also some storage space in the main hallway.

You'll be living in a welcoming and inclusive community, just off Francis Road where you'll find all the essentials, and which is buzzing with interesting, independent shops, cafes and excellent local pubs including the Coach & Horses. There're also delicious eateries and restaurants such as Marmelo and Yardarm. There're excellent local schools nearby for all ages and you're well linked for transport with the Central Line just a 10 minute walk away at Leyton tube and easy bus routes in every direction. There're also plenty of parks and recreation grounds within walking distance.

A light, roomy flat with some stand out features and a great garden. Shall we go 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

Access to all rooms.

Lounge/kitchen

26'6 x 8'4

Door to rear garden.

Bedroom One

13'10 x 9'7

Bedroom Two

10'10 x 7'6

Bathroom

5'9" x 4'8

Rear Garden (North-east facing)

approx 35'

Additional Information:

Tenure: Leasehold

Lease Term: 189 years from 29 September 1982

Lease Remaining: 148 years remaining

Ground Rent: £0 per annum

Service Charge: £0 per annum

Local Authority: London Borough Of Waltham

Forest

Council Tax Band: B

Dimensions:

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 511 sq ft - 47 sq m



Ground Floor



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

MAP



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