



## Twickenham Road, Leytonstone, London, E11

Offers In Excess Of £490,000

Leasehold

**FOR SALE**

 1  1  2

- Ground floor Abrahams flat
- 2 Bedrooms
- Private rear garden: approx 30ft
- Leytonstone High Road station: 0.4 miles
- Leyton tube station: 0.5 miles
- Double glazed timber sash windows
- Internal: 621 sq ft (58 sq m)
- Gas central heating with underfloor in bathroom
- EPC rating: D
- Council tax band: B

This is a homely, interesting flat, full of character, clever spaces and great design—all taking place in the much loved curves of a Victorian Abraham's home.

It feels fresh and lively everywhere with period features mixed with contemporary style and with finishes like wooden floors and timber sash windows.

The bedrooms are doubles, there's plenty of storage space, a fresh bathroom and a private rear garden—a pretty, low maintenance space with shrubs and trees, which would be perfect for entertaining.

The kitchen's the heart of the home and is well laid out along with a dining area, that's full of natural light. It'd be a great space to study or work too.

The separate lounge area with traditional bay windows, gives you more space than a regular flat, and provides separation in the home for cosy evenings.

The location's spot on. With being close to Frances Road the High Road you're close to lots of independent shops, cafes, restaurants and pubs. For bigger shopping, Westfield is a short bus route away, there are good local transport links from Leytonstone High Road and Leyton stations, which are both within a 10 minute walk. There's a variety of local schools nearby and parks too.

And to get into more epic natural green space, Wanstead Flats are only a 10 minute cycle away. Shall we take a look?

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## DIMENSIONS

**In The Owners Words...**

This beautiful flat has been an absolute joy to live in. I bought the property 3 years back from a Scandinavian architect who had meticulously designed the flat to be both sleek/modern and full of traditional charm. As well as having all mod cons such as a Swedish shower, self-cleaning oven, Silestone worktop and underfloor heating it also has original features such as the Edwardian fireplace, coving and dado rails. The living room is always full of light with beautiful bay windows and the mature hedge provides just the right amount of privacy. The airy kitchen is an absolute joy to cook in, dance around and work in and the main bedroom is super cosy at night and bright when the sun hits in the morning. The garden is also fantastic and gets the sun right through from around 10am to 5pm in the summer - perfect for BBQs, and the little section by the door is great for cosying up with a book and glass of wine under the festoon lights at night. The trees behind feel like a little forest but don't block out the sun as it rises from behind them! We're moving out to the countryside, but will miss this little slice of heaven in cool east london.

**Dimensions:**

**Entrance**

Via front door leading into:

**Entrance Hallway**

Door to lounge, kitchen/breakfast room and bedroom one.

**Lounge**

14'0 x 10'10

**Kitchen/Breakfast Room**

12'5 x 10'11

Door to inner hall.

**Inner Hall**

Door to bedroom two, bathroom and rear garden.

**Bedroom One**

11'7 x 10'10

**Bedroom Two**

10'11 x 6'3

**Bathroom**

**Rear Garden**

approx 30'

**Disclaimer:**

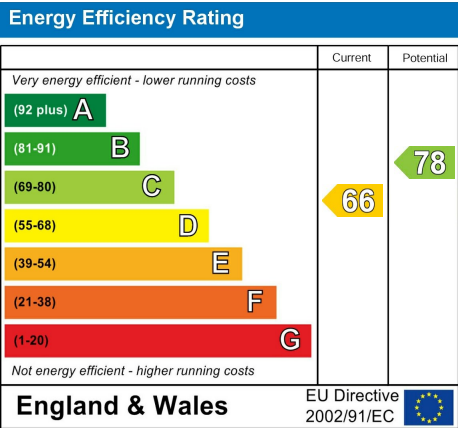
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## FLOORPLAN

Approximate Gross Internal Area 621 sq ft ~ 58 sq m



## EPC RATING



## MAP

