



## South Birkbeck Road, Leytonstone, London, E11

Guide Price £275,000

Leasehold

**FOR SALE**

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- Guide price: £275,000-£285,000
- 1 Bedroom top floor purpose-built flat
- Double glazing
- Great first time buy or buy to let investment
- Leyton Central Line tube station: 0.5 mile
- EPC rating: D (59)
- Council tax band: B
- Communal garden
- Private gated residents parking
- Internal: 434 sq ft (40 sq m)

A bright cheerful home with plenty of charm in a purpose built block; where there's also a gated courtyard with residents' parking and a shared green space.

Inside, the light flows from all sides in the flat and despite being surrounded by lively areas the immediate surroundings are extremely quiet. The reception room is a good size and nicely separated from the kitchen, which is modern and well fitted with plenty of storage space. The bathroom feels fresh and well finished like everywhere in the home. And the large double bedroom is bright and roomy with excellent built in storage.

There's a good community spirit at the Court and with neighbours along the road too.

The location has many benefits. In addition to having all the essentials nearby, you'll be living close to natural green spaces at Wanstead flats and Hackney Marshes so lots of beautiful walks from your doorstep.

The Central Line at Leyton station is less than 10 minutes walk away, from where Stratford is only 1 stop away with an easy change to the Elizabeth Line. Leytonstone High Road Overground station is also nearby and there are plenty of easy bus routes in the local area.

You're not far from Westfield Shopping Centre, the Olympic Park and the east village with its bars, cafes and gastro pubs such as The Heathcoat & Star and The Leytonstone Tavern. It's also only 5 minutes walk to Leytonstone Leisure Centre so no excuses.

Being in between Leyton High Road and Leytonstone High Road you're close to all the shops, cafes, pubs and a variety of great restaurants, with plenty more of everything on nearby Francis Road.

A well lit and comfortable flat in a great area. Shall we take a look?

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## DIMENSIONS

**Communal Entrance**

Via communal front door leading into:

**Communal Hallway**

Door to all floor & flat.

**Entrance**

Via flat entrance door leading into:

**Entrance Hallway**

Door to bedroom & bathroom. Open to:

**Reception Room**

15'4 x 9'7

Open to:

**Kitchen**

9'11 x 6'7

Open to reception room.

**Bedroom**

12'8 x 9'8

**Bathroom**

6'7 x 5'6

**Communal Garden**

**Off Street Parking**

Private gated residents parking available.

**Additional Information:**

Tenure: Leasehold

Lease Term - From and including 24 June 1986 to

and including 16 April 2118 (132 year term)

Lease Remaining: 95 years remaining.

Ground Rent: £270 per annum.

Service Charge: £1,634.40 per annum.

Local Authority: London Borough Of Waltham Forest

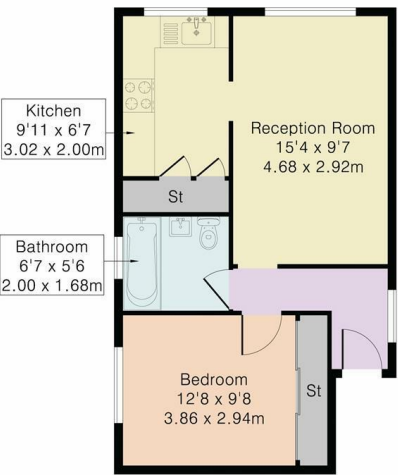
Council Tax Band: B

**Disclaimer:**

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## FLOORPLAN

Approximate Gross Internal Area 434 sq ft – 40 sq m



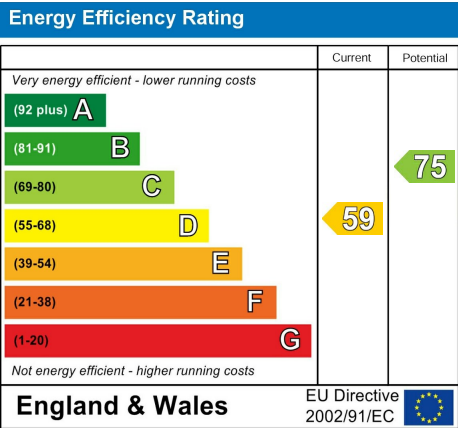
Second Floor



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 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



## MAP

