



Albert Road, Leyton, London, E10

Offers In Excess Of £425,000

Leasehold

FOR SALE

1 1 2

- First floor Victorian conversion flat
- 2 Bedrooms
- Gas central heating
- Well presented
- Close to Francis Road
- Leyton Midland Road station: 0.5 mile
- Leytonstone Tube station: 0.6 mile
- Council tax band: B
- On street permit parking
- Internal: 521 sq ft (48 sq m)

This charming Victorian two-bedroom, first-floor conversion flat is a well-presented home with a bright and airy atmosphere. Clean, neutral décor flows seamlessly throughout, accentuating the space. The reception room is flooded with natural light thanks to a prominent bay window and an additional window. Built-in storage solutions ensure a clutter-free environment, perfect for relaxing and entertaining. The modern white kitchen with dishwasher features wooden worktops and a sleek design, complemented by a stylish metro tile backsplash. The two bedrooms offer comfortable, naturally illuminated spaces, perfect for relaxation. The versatility of the second bedroom is a notable feature, having previously served as a spare room, music room, workspace, and most recently, a nursery. The minimalist white bathroom continues the theme of understated elegance, featuring tiled walls and floors for a clean and contemporary finish. A stylish clothes drying-rack over the stairs adds a space-efficient practical touch.

Enjoy the convenience of being moments away from Francis Road for great coffee, morning pastries, toasties, fresh flowers, and the local independent bookshop, Phlox. There is a wide variety of food and drink on offer at Yardarm or The Filly Brook, and an excellent Sunday roast at The Heathcote & Star pub. Gravity-Well taproom, Unity Cafe and Burnt Smokehouse are also nearby, alongside the recent additions of Swirl Wine Bar and Tamping Grounds.

Living here, you'll find a friendly community with a village atmosphere, enhanced by local groups and events that help you feel connected and meet people. Getting around is a breeze too, with Leyton Midland Road and Leytonstone stations just a short walk away, providing excellent connections across London. The neighbourhood is peaceful and cycle-friendly, with plenty of bike racks.

Shall we take a look?

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DIMENSIONS

Communal Entrance
Via communal entrance door leading into:

Communal Hallway
Staircase leading to first floor.

First Floor Hallway
Door to all rooms.

Reception Room
14'5 x 11'1 (4.39m x 3.38m)

Kitchen
6'10 x 6'4 (2.08m x 1.93m)

Bedroom One
11'7 x 8'7 (3.53m x 2.62m)

Bedroom Two
9'0 x 8'11 (2.74m x 2.72m)

Bathroom
6'3 x 6'1 (1.91m x 1.85m)

On street permit parking

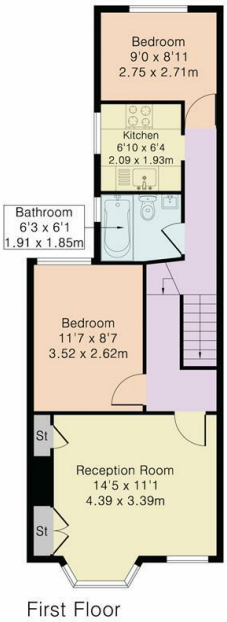
Additional Information:
Lease Term: 125 years from 29 September 2005
Lease Remaining: 105 years remaining
Ground Rent: £0 per annum
Service Charge: £0 per annum
Local Authority: London Borough Of Waltham Forest
Council Tax Band: B
EPC rating: C (72)

Notice:
All photographs, floorplan and video tours are provided for guidance only.

Disclaimer:
We endeavour to make our sales particulars accurate and reliable as possible, however, they do 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 521 sq ft - 48 sq m



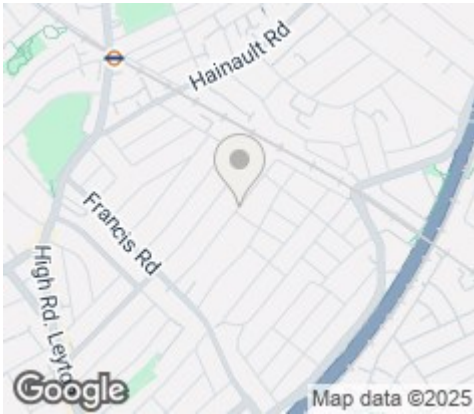
Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given 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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	81
England & Wales		
EU Directive 2002/91/EC		

LOCATION



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