






Richmond Road, Leytonstone, London, E11

Offers In Excess Of £495,000

Leasehold

FOR SALE

 1  1  2

- Ground floor purpose-built Abrahams maisonette
- 2 Bedrooms
- Double glazing & gas central heating
- Leyton & Leytonstone tube station: 0.6 mile
- Leytonstone High Road station: 0.7 mile
- Close to local amenities
- EPC rating: C (77)
- Council tax band: B
- Rear garden & Patio Area
- Internal: 771 Sq ft (72 sq m)

A stylish two-bed Victorian home with large rooms and plenty of light, set on a quiet road in a popular area.

The purpose-built Abrahams' properties with their own gardens and front doors always have a scale to them and a bit of grandeur, and this ground floor maisonette is a perfect example. The rooms are well proportioned with beautiful detailing such as the fireplaces, original panel ceiling, wooden floors and cast iron radiators throughout.

From the tiled pathway and a front door set back from the street, you are greeted by a hallway with Victorian corning which leads to a spacious bedroom at the front of the property with a large bay window, which is currently configured as a living room. The second double bedroom has plenty of storage space and a large window fills the room with light. In the middle of the property, there is a fantastic space that is currently used as a dining room and workspace but it has previously been used as the main living area, spacious enough for a sofa and an intimate dining table. The rear of the home has a metro-tiled bathroom with a clever layout and an attractive galley kitchen, with a generous workspace perfect for cooking. A bonus utility area at the side leads to a tidy garden, which catches the sun and is perfect for summer dining.

Richmond Road is a quiet residential street set in a thriving area with a real sense of community. The popular pedestrianised Francis Road is only a five-minute walk away and has a variety of independent businesses including a bookshop, florist, bakery, record store, yoga and pilates studio, wine bar and several cafes. Within walking distance there are fantastic pubs and restaurants, excellent schools and beautiful parks perfect for four-legged friends.

Leyton and Leytonstone Tube stations are only a 10-minute walk away and, from Stratford, the Elizabeth Line takes you into central London in just 13 minutes.

An elegant, heritage flat in a popular area - it won't be around for long.

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DIMENSIONS

Entrance

Via own front door leading into:

Entrance Hallway

Door to reception room, bedroom one & bedroom two.

Reception Room

11'11 x 10'8

Open to:

Kitchen

10'11 x 6'4

Door to bathroom & lean to.

Lean to

16'1 x 6'0

Door to rear garden.

Bedroom One

14'5 x 11'2

Bedroom Two

12'0 x 11'3

Bathroom

7'2 x 6'9

Patio Area

Rear Garden

Additional Information:

Lease Term: 120 years from 22 August 2013

Lease Remaining: 110 years remaining.

Ground Rent: £200 per annum

Service Charge: £0 - per annum

Local Authority: London Borough Of Waltham Forest
Council Tax Band: B

Annual Council Tax Estimate: £1,508.84 per annum

Disclaimer:

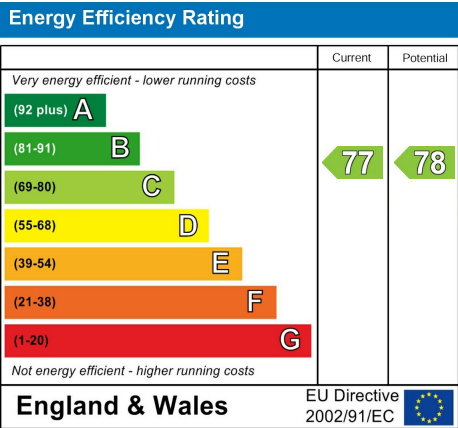
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FLOORPLAN

Approximate Gross Internal Area 771 sq ft - 72 sq m



EPC RATING



MAP

