

Dyson Road, Leytonstone, London, E11

Offers In Excess Of £475,000

Leasehold

FOR SALE

1 1 2

- Ground floor Victorian conversion flat
- 2 Bedrooms
- Kitchen-diner & Cellar
- Good Lease
- Upper Leytonstone location
- Rear garden: approx 50'
- Leytonstone tube station: 0.5 miles
- Internal: 807 sq ft (75 sq m)
- EPC rating: C
- Council tax band: C

This is no ordinary ground-floor flat, there's much more here than you might expect. The imposing Victorian frontage leads to an open and spacious home that's been well designed for family living. And stylish too, contemporary and light, with high ceilings and modern sash windows, providing a nod to the home's heritage.

To the front is a cosy, light-filled lounge with the bay window, behind is the kitchen-diner: simply and beautifully designed with a comfortable dining. From here, a glass door leads out to the private rear garden which has large decking and lawned areas, perfect for relaxing and entertaining.

The two bedrooms to the rear are doubles and the larger of the two has views out over the garden. The family bathroom is in the middle of the layout, and a huge bonus with this property is the cellar, currently a storage space an ideal space for all your families needs.

You'll be living between the buzz of east London and the expansive natural space of Epping Forest. The location has everything. Close to the independent shops, cafes and restaurants on Leytonstone High Road. Near to cultural sites including the Olympic Park and a short cycle away from Hollow Ponds and Wanstead Flats.

There's a variety of local schools within walking distance, and there're good local transport links with Leytonstone Underground station within a 10 minute walk.

Shall we take a look?

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DIMENSIONS

In The Owners Words...
It would be fair to say we didn't realize how peaceful and quiet Upper Leytonstone would be until we moved there all those years ago. Imagine our surprise then, when we found it had everything we needed on our doorstep, from Epping Forest to Walthamstow Village and Wanstead High Street. That said, we generally prefer to spend our mornings in the sun-filled living room and afternoons relaxing in the garden. We're looking forward to taking our next step whilst remaining in the community we've come to love, our only hope is that we can find a home as nice as this one again.

Dimensions:

Communal Entrance
Via communal front door leading into:

Communal Hallway
Door to flat.

Entrance
Via flat entrance door leading into:

Entrance Hallway
Door to all rooms.

Basement
19'0 x 6'0

Reception Room
15'0 x 11'3

Kitchen/Diner
11'7 x 11'4
Door to bathroom & rear garden.

Bedroom One
11'0 x 9'7

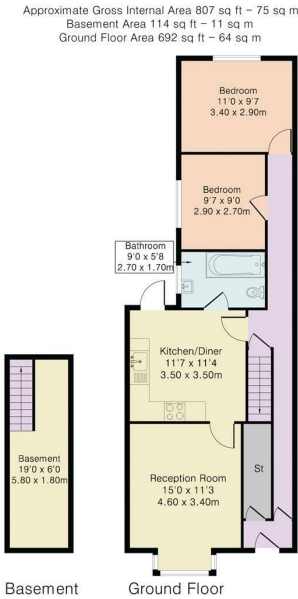
Bedroom Two
9'7 x 9'0

Bathroom
9'0 x 5'8

Rear Garden
approx 50'

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



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		
	71	74
England & Wales	EU Directive 2002/91/EC	

MAP

