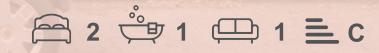


Twickenham Road, Leytonstone, E11 £450,000



Superbly situated just off the popular pedestrianised Francis Road area and nestled within the heart of the community, is this spacious two bedroom first floor flat, with access to own garden. Leytonstone & Leyton Central Line tube stations are within easy walking distance, offering excellent transport links into both Central and West London, great for shopping, commuting and entertainment. Also within walking distance are Leytonstone High Road and Leyton Midland overground stations for access to North / North West London. The fantastic location means that you are just a short stroll away from a vast variety of independent bakeries, boutiques and cafes, along with essential amenities, such as a grocery store and pharmacy.

- Two bedroom first floor flat with own garden
- Leasehold
- Spacious bay fronted living room with lovely feature fireplace
- · Roomy fitted kitchen/diner
- · Fitted bathroom suite
- · Own easy to maintain rear garden
- Easy walking distance to both Leytonstone and Leyton Central Line tube stations
- Situated off the pedestrianised Francis Road area
- EPC Rating C













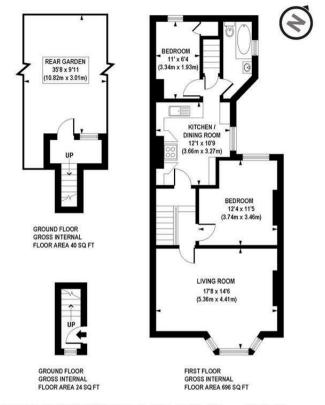












APPROX. GROSS INTERNAL FLOOR AREA 760 sq. ft / 70.65 sq. m

Floorplan is for illustrative purposes only and is not to scale.

Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.



## Viewing

Please contact our Leytonstone Office on 020 3972 2001 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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