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Claude Road, Leyton E10 Price £375,000 Leasehold

This stunning one-bedroom ground-floor flat with access to an easy to maintain section of rear garden including side return, is superbly situated just a short stroll away from the popular pedestrianised Francis Road Area, which hosts a variety of independent eateries & boutique shopping.

High Road Leyton is also located within good access, alongside transport links incl. both Leyton & Leytonstone Central Line tube stations, which help provide a convenient service into the City & West End.



- Stunning one-bedroom ground-floor flat
- Spacious bay-fronted living area
- Fitted kitchen / diner
- Integrated Bosch appliances
- Serene bathroom suite
- Good size bedroom
- Own section of rear garden
- Short stroll to popular Francis Road
- Great access to main shopping areas & local amenities
- Access to both Leyton & Leytonstone Central Line tube stations

Arrange a viewing
020 3972 2001

Residing here:

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Comprising: This charming home welcomes you in via communal lobby leading to your own front door and into the entrance hallway. To the front of the property is the bright and spacious bay-fronted living area, the perfect spot within this home to enjoy your chilled evenings and weekends catching up on your favourite TV series.

Just behind the living area is the good size double-bedroom, which is adorned with large window to the rear overlooking the garden and helping to fill the space with an abundance of light.

Working your way along the hallway, there is a convenient storage cupboard, then it's onto the heart of every home, the kitchen.

This kitchen / diner is equipped with Howdens fitted wall and base units, wooden work surface with chic tiled surround and integrated Bosch appliances, including oven, hob, and dishwasher, all creating the perfect area within this home to cook up your signature dishes.

Lastly to the back of the property is a small lobby area with doors leading into both the attractive bathroom suite and rear garden.

Externally: This home boasts access into its own section of an easy to maintain rear garden with side return, a great outdoor space to be enjoyed, especially during the warmer months for a spot of alfresco dining.

(Garden photos taken during the Summer)

In addition:

Great access to main shopping areas and local amenities

Good access of Leyton Midland Road Rail station

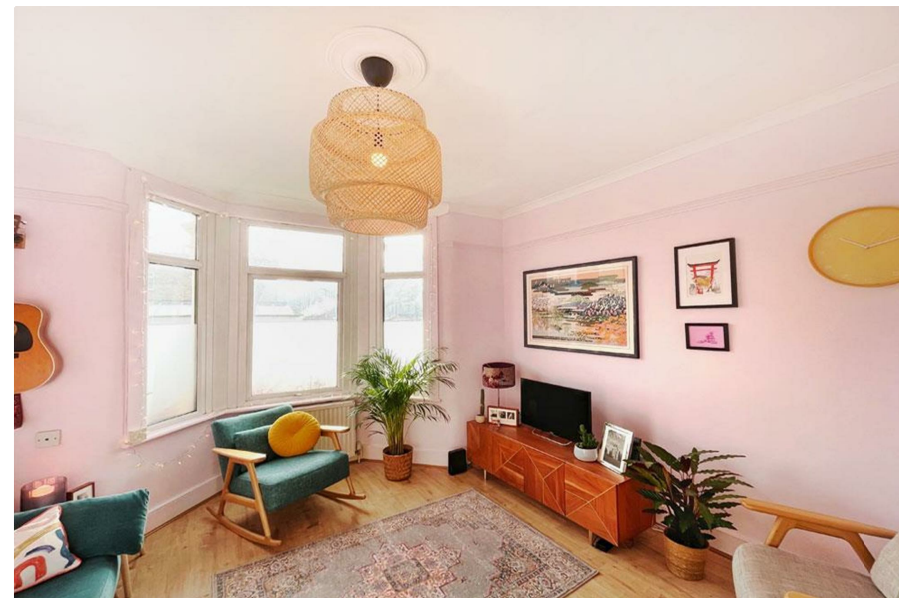
Road links incl. A12, A406 & M11

Transport links into Westfield Stratford City &

The Queen Elizabeth Olympic Park & East Village

Lease: 125 years from and including 25 April 2018

Council Tax Band: B



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Lounge
13'2" into bay x 11'10" (4.01m into bay x 3.61m)

Bedroom
10' x 9'9" (3.05m x 2.97m)

Fitted Kitchen/Diner
10'10" x 10'1" (3.30m x 3.07m)

Rear Garden
19'8" plus sideway x 12'3" (5.99m plus sideway x 3.73m)

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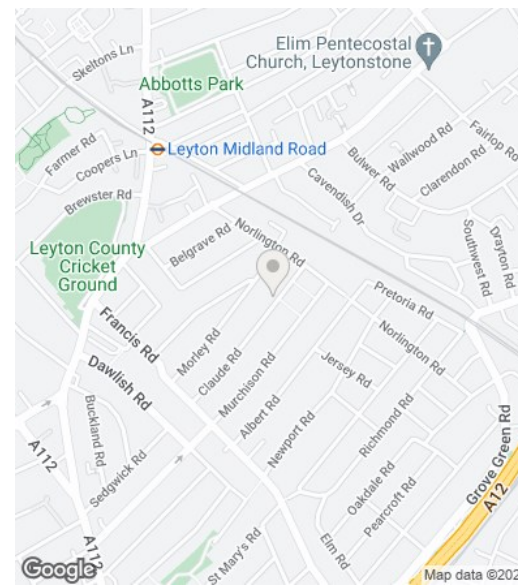


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TOTAL FLOOR AREA - 478 sq.ft. (44.5 sq.m.) approx.
 While every effort has been made to ensure the accuracy of the figures contained here, measurements of floor, wall and ceiling areas are approximate and not necessarily taken to any one particular point of view. They are for general information only and should not be used as a basis for any legal proceedings. The figures are not intended to be used as a basis for any legal proceedings. The figures are not intended to be used as a basis for any legal proceedings. The figures are not intended to be used as a basis for any legal proceedings.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
71	77		

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 firm's employment has the authority to make or give any representation or warranty in respect of the property. (All measurements are approximate sizes and are given as a guide only as obstacles may have prevented accuracy)

All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

Planning & building regulations details for any works carried out on the property should be specifically verified by the purchasers' solicitor before proceeding with the purchase.

"These sales particulars have been prepared by Theydons upon the instruction of the vendor(s) and they shall not constitute an offer or the basis of any contract. Our inspection of the property was purely to prepare these particulars and no form of survey, structural or otherwise was carried out. Services, fittings and equipment referred to within the sales particulars have not been tested (unless otherwise stated) and no warranties can be given. Accordingly the prospective buyers(s) must make their own enquiries regarding such matters"

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