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Wallwood Road, Upper Leytonstone E11

Price £375,000 Leasehold - Share of Freehold

Offered chain free and superbly situated within the popular Upper Leytonstone area, just a short stroll away from the beautiful Hollow Ponds and Epping Forest, is this well-presented one bedroom first-floor flat.

Leytonstone Central Line tube station and main shopping area, which hosts an array of popular eateries, bars and Tesco superstore, is located within easy walking distance.



- Leasehold - Share of freehold
- Chain free
- Spacious bay-fronted living / dining area
- Fitted kitchen incl. integrated oven & hob
- Good size bright double bedroom
- Serene bathroom suite
- Located within easy walking distance of Leytonstone Central Line tube station
- Good size front garden
- Short stroll to main shopping area & local amenities
- EPC Rating D

Arrange a viewing
020 3972 2001

Residing Here

This stylish home welcomes you in via communal door and hall leading to your own front door, here stairs will lead you up to the first floor split-level landing. To the front of the property is the spacious bay-fronted living / dining area, the ideal space to sit back, relax and catch up with your nearest and dearest over a cup of tea.

The kitchen is located just behind the living / dining area, and is complete fitted wall and base units, work surface with tiled surround and integrated oven & hob, all creating a great space to cook up your signature dishes.

The bathroom suite is up next and supplies you with a calming backdrop to unwind in after a long day. Then lastly to the back of the property is the good size double bedroom.

Externally: Access to own front garden.

In Addition

Share of Freehold

Large boarded loft area offering generous storage space or potential to expand (subject to relevant planning permissions)

Short stroll to the picturesque Hollow Ponds & Epping Forest

Easy walking distance of local amenities

Road links incl. A12, A406 & M11

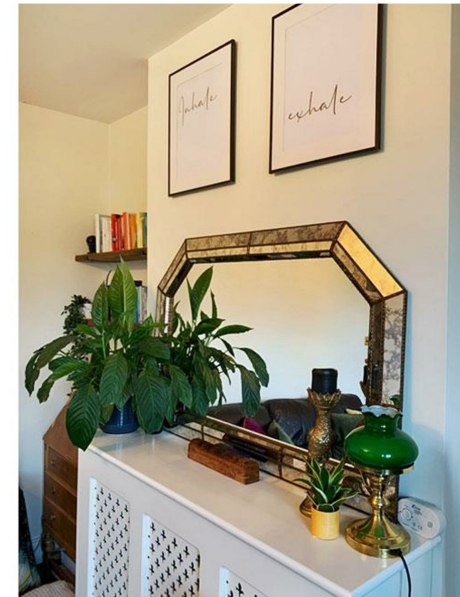
Transport links into Westfield Stratford City, The Queen Elizabeth Olympic Park & East Village

Lease: 999 years from 28 March 2013

Council Tax Band: B



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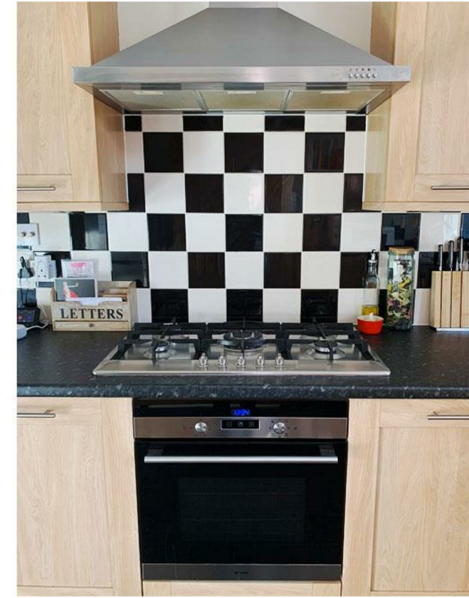
Lounge / Diner
16'7" into recess x 14'9" into bay

Fitted Kitchen
12'2" x 10'8" recess

Bedroom
13'11" x 10'11" into recesses

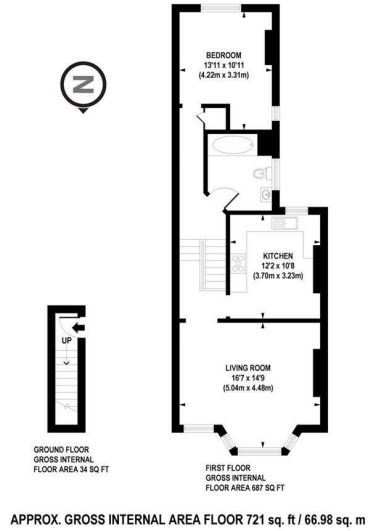
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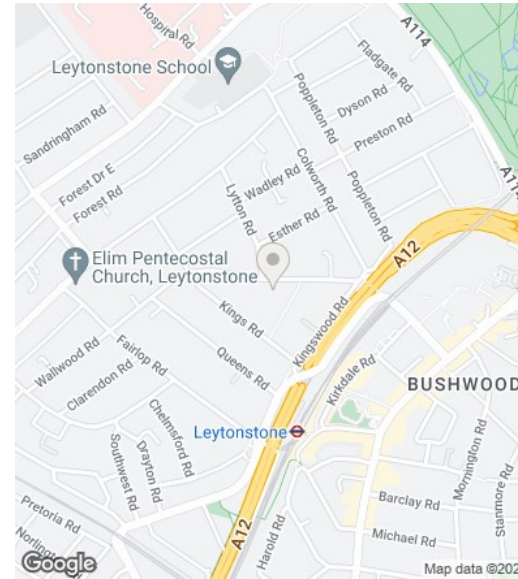
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Plans are for illustrative purposes only and do not to scale.
Every attempt has been made to ensure the accuracy of the description shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.
Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
A		A	
B		B	
C		C	
D		D	
E		E	
F		F	
G		G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
79	61		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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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20 Church Lane, Leytonstone, London, E11 1HG
Tel: 020 3972 2001 | Email: hello@theydons.com
www.theydons.com



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