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Kings Road, Upper Leytonstone E11 Price £400,000 Leasehold

This spacious & well presented two double bedroom first floor flat is located within a highly sought after turning in Upper Leytonstone, only a short walk to Leytonstone Central Line tube station and main shopping area, hosting an array of popular eateries, bars and Tesco superstore.



- Spacious two bedroom first floor flat
- Offered chain free
- Large bay fronted lounge/ diner incl feature fireplace
- Fitted kitchen incl appliances
- Attractive bathroom suite
- Two good size bedrooms
- Ground floor entrance lobby
- Double glazing
- Easy walking distance of tube station & shopping area
- Situated within a sought after residential turning

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Residing here:

This spacious flat welcomes you in via communal door and hall, leading to your own front door and into a bright entrance lobby, here stairs will take you up to the first-floor split level landing. To the front of the property is the bright and airy bay-fronted living / dining area, a lovely space to enjoy catching up with your nearest and dearest.

Just behind the living / dining area is the serene main double bedroom, adorned with decorative mantel and fitted basin to chimney recess with storage underneath. The roomy bathroom suite is up next and provides this home with a serene place to unwind in after a long day.

The kitchen is complete with fitted wall and base units, work surface with tiled surround and integrated gas hob and electric oven, perfect for cooking up your favourite dishes.

Lastly to the back of the property is the other good size second double bedroom, which has a stunning bay window to the rear, allowing for an abundance of light to fill the space.

In addition:

Walking distance of local amenities and shopping

Good access to the picturesque Hollow Ponds & Epping Forest

Road links incl. A12, A406 & M11

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

Lease: 125 Years from 31 March 2016

Ground rent: £250 per annum

Council Tax Band: B



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Lounge
16'9 into recess x 15'11 into bay

Bedroom One
11'8 x 10'8 into recess

Fitted Kitchen
7'9 x 6'9

Bathroom
7'9 x 6'10

Bedroom Two
11'7 into bay x 10'8

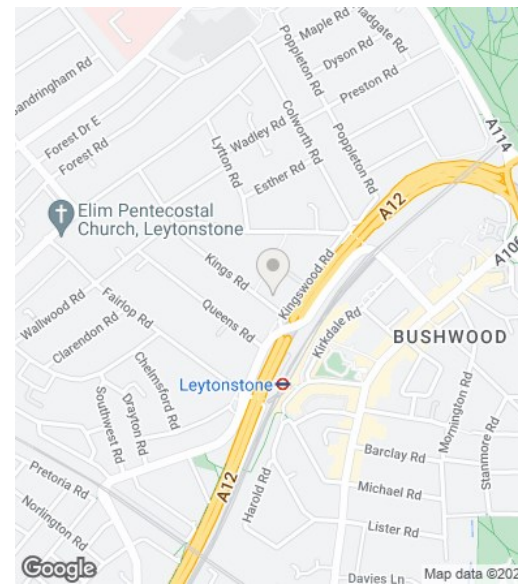
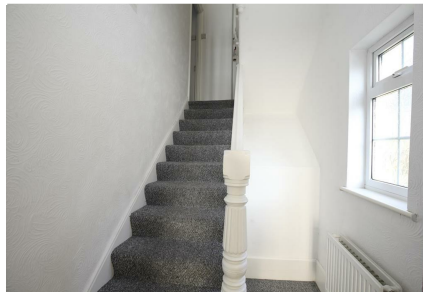
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TOTAL FLOOR AREA: 656 sq. ft. (60.9 sq. m.) approx.
 While every attempt has been made to ensure the accuracy of the figures contained herein, measurements of areas contained herein are only approximate and should not be relied upon for any legal or financial purposes. The actual dimensions and appearance may vary from those stated herein without notice.

| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | | | |
|---|---------|--|---|---------|-------------------------|
| Very energy efficient - lower running costs | Current | Target | Very environmentally friendly - lower CO ₂ emissions | Current | Target |
| 102-91 | A | 69 | 102-91 | A | 67 |
| 91-81 | B | 57 | 81-61 | B | 67 |
| 81-61 | C | | 61-51 | C | 67 |
| 51-41 | D | | 51-41 | D | 67 |
| 41-31 | E | | 41-31 | E | 67 |
| 31-21 | F | | 31-21 | F | 67 |
| 21-11 | G | | 11-01 | G | 67 |
| 11-01 | G | | 11-01 | G | 67 |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions | | |
| 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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