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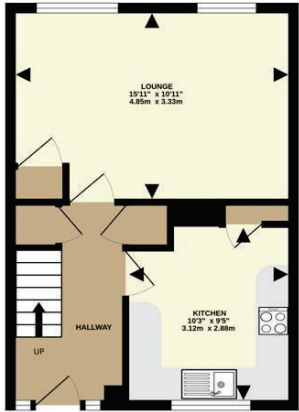
Harvey Road, Bushwood Area E11
Price £435,000 Leasehold

Superbly situated within the much sought after Bushwood Area, only a short walk away from High Road Leytonstone, offering a variety of popular eateries and shopping, yet within easy walking distance of Leytonstone Central Line tube station, providing a convenient service into the City & West End, is this stunning two-bedroom ground floor maisonette, with access to own well-maintained rear garden.

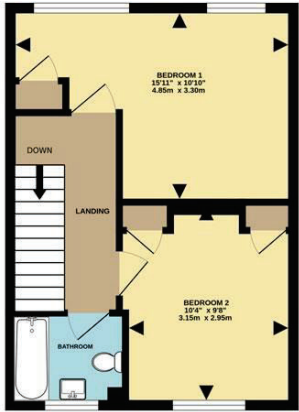


- Stunning two-bedroom ground floor maisonette
- Spacious living / dining area
- Fitted kitchen incl. appliances
- First floor bathroom suite
- Chic tiled flooring to hall
- Access to own well-maintained rear garden
- Secure outside storage
- Own entrance door
- Short stroll to High Road Leytonstone & main shopping area
- Easy walking distance of Leytonstone Central Line tube station

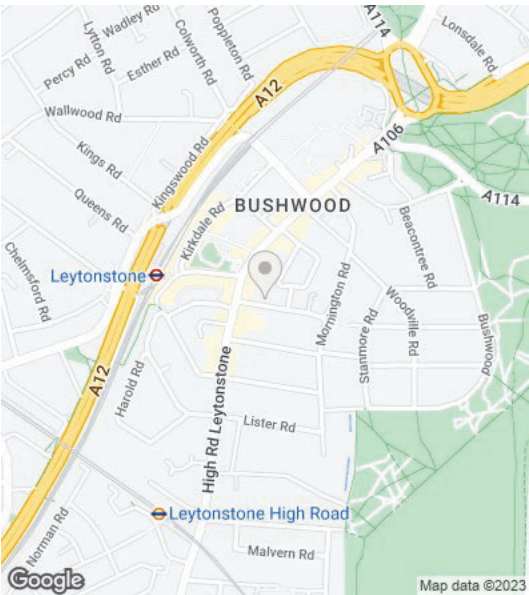
GROUND FLOOR
351 sq.ft. (32.7 sq.m.) approx.



1ST FLOOR
353 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA: 704 sq.ft. (65.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(95-100) A			(10-45) A		
(80-95) B			(45-80) B		
(65-80) C			(80-90) C		
(50-65) D			(90-95) D		
(35-50) E			(95-100) E		
(20-35) F			(100-105) F		
(5-20) G			(105-110) G		
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.

(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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Arrange a viewing
020 3972 2001



Residing here:

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Comprising: This charming home welcomes you in via secure gated entrance with footpath leading you to your own front door and into the bright and inviting entrance hallway, adorned with chic tiled flooring. To the front of the property is the sleek kitchen area, complete with fitted wall and base units, wooden work surface with tiled surround, integrated oven & hob and a window to the front providing picturesque views out and over the gardens.

Working your way along the hallway you will next approach a convenient storage cupboard and then its onto the beautifully bright and spacious living / dining area. This space will fast become your favourite spot within this home to sit back, relax and catch up on your favourite series. The two windows to the front of the living / dining area also help fill the space with an abundance of light.

Upstairs and onto the first floor you will locate two great size double bedrooms, both with accommodating wardrobe spaces, ideal for neatly storing away your clothing and accessories. Then also to the first floor is the elegant bathroom suite, the ideal space that you're going to look forward to a soak in the bathtub after a long day.

Externally: This property boasts access into its own well-maintained rear garden approx 34ft x 15ft, providing a lovely outdoor space to be enjoyed when the warmer weather hits and dining alfresco is a must! Own outside storage shed via secure gate entrance.

In addition:

Walking distance of the vast open green spaces of Wanstead Flats

Situated within the highly sought after Bushwood Area

Good access of Leytonstone High Road Rail station & local amenities

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

Road Links incl. A12, A406 & M11

Lease: 174 years remaining

Service charge: £1,362.72 per annum

Service charge review period: 02/24

Council Tax Band: B

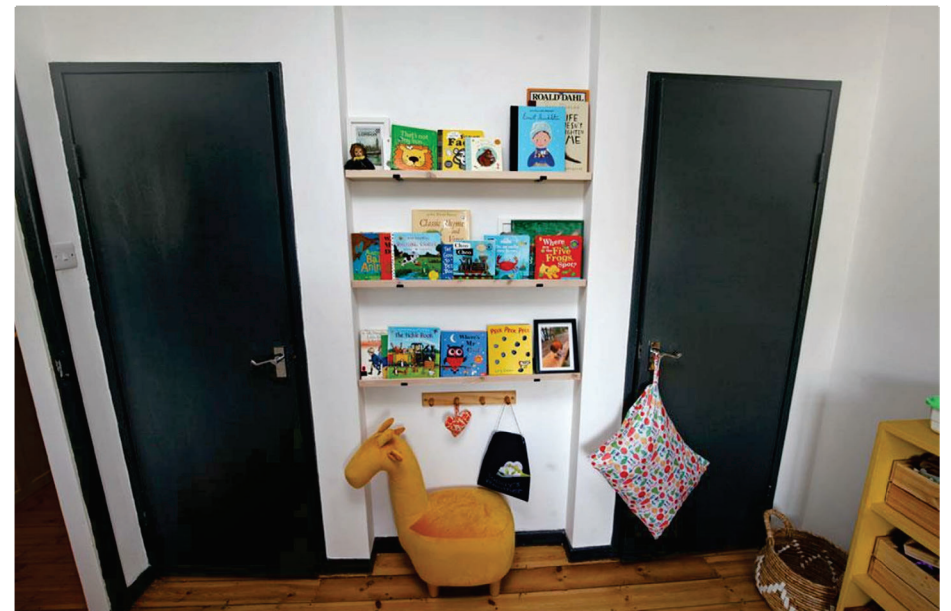


Note from owner:

We've loved living here. The proximity to the high street and Wanstead Park is ideal, and there is a friendly community of neighbours in the other flats in the block.'

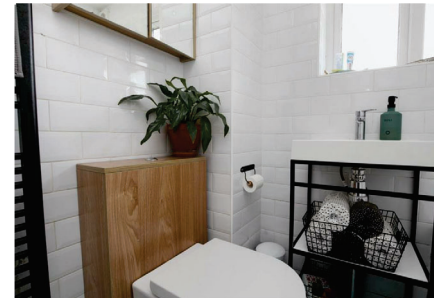
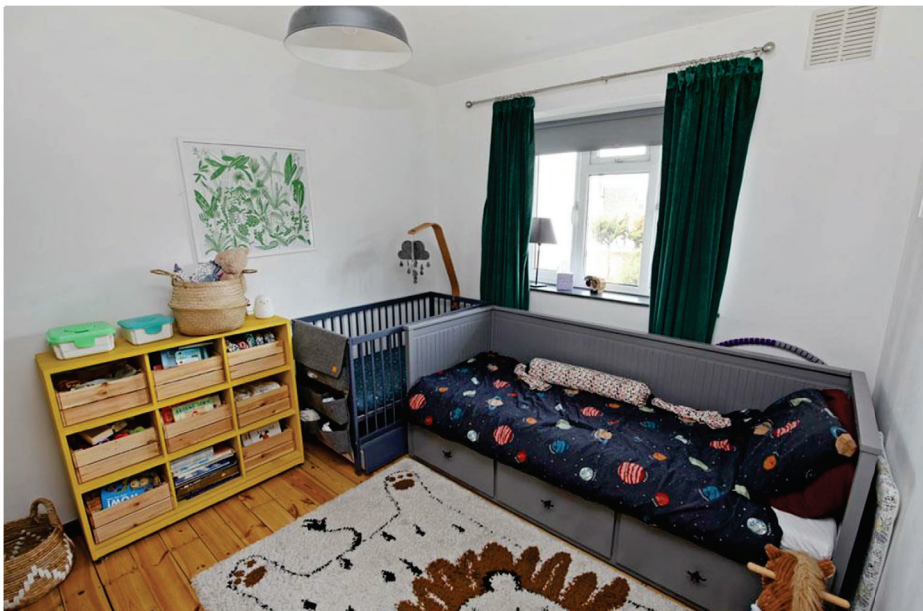
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Lounge
15'11 x 10'11

Fitted Kitchen
10'3 x 9'5

Bedroom One
15'11 x 10'10

Bedroom Two
10'4 x 9'8

Bathroom/WC
6'1 x 5'4

Own Section of Garden
34' x 15'

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