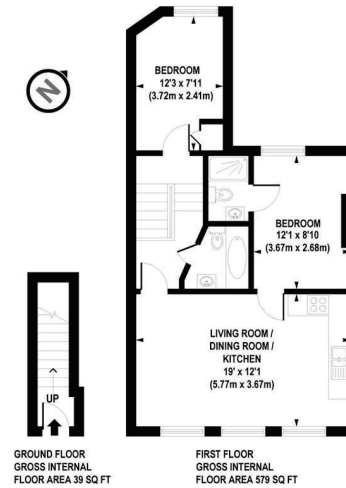


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APPROX. GROSS INTERNAL AREA FLOOR 618 sq. ft / 57.46 sq. m

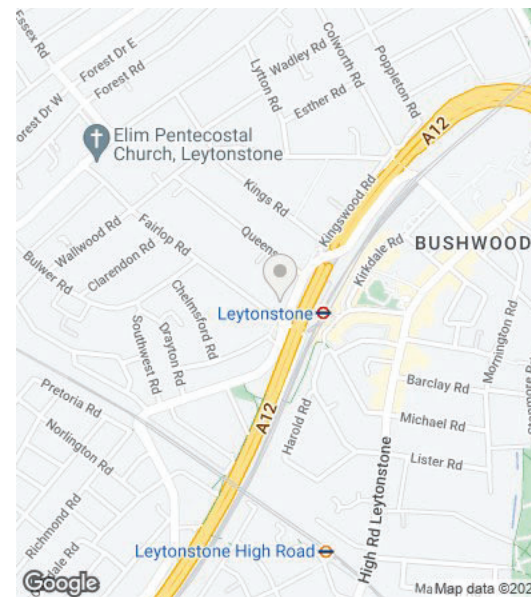
Provision is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and area shown are an approximate representation for illustrative purposes only. Liability for errors, omissions or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

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Grove Green Road Leytonstone E11 Price £375,000 Leasehold - Share of Freehold

Offered chain free & superbly situated moments from Leytonstone Central Line tube station, providing a convenient service into the City & West End, is this beautifully presented two-bedroom first-floor flat. High Road Leytonstone, which hosts an array of popular eateries, bars and amenities, is located within easy walking distance, alongside Tesco superstore, which is located just a short stroll away.

- Superbly situated two-bedroom first-floor flat
- Leasehold - Share of Freehold
- Offered chain free
- Spacious open-plan living / dining / kitchen area
- Fitted kitchen incl. integrated oven & hob
- Main bedroom with en-suite shower room
- Attractive bathroom suite
- Good access to local restaurants & bars
- Moments from Leytonstone Central Line tube station
- Short stroll to main shopping area



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 92-100 A		Very environmentally friendly - lower CO ₂ emissions 82-100 A	
81-91 B		71-81 B	
69-80 C		59-70 C	
55-68 D		46-58 D	
35-54 E		31-45 E	
22-34 F		21-30 F	
1-21 G		1-20 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

(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"

20 Church Lane, Leytonstone, London, E11 1HG

Tel: 020 3972 2001 | Email: hello@theydons.com

www.theydons.com

Arrange a viewing
020 3972 2001



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Residing here:

This charming property welcomes you in via communal door, lobby and your own front door where upon entering stairs will take you up to the bright and airy split-level landing. To the front of the property is the spacious open plan living / dining area, which opens seamlessly into the sleek kitchen, creating the ideal space to host dinner parties and catch-up with family and friends.

The fitted kitchen has been completed to include elegant, fitted wall and base units, wooden work surface with chic tiled surround and integrated oven and hob, perfect for cooking up your signature dishes.

The living area goes onto lead into the main bedroom, which is adorned with fitted carpet, large window to the rear and access into an attractive en-suite shower room.

Back onto the landing you will next be guided into the serene bathroom suite, a lovely space to relax and unwind in after a long day.

Then lastly to the rear of the property is the second good size bedroom.

Externally: Off street parking allocated on the front drive

In addition:

Good access of the open green spaces of Wanstead Flats and the beautiful Hollow Ponds & Epping Forest

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: 125 years from and including 25 March 2004

Leasehold: Share of Freehold

Council Tax Band: B

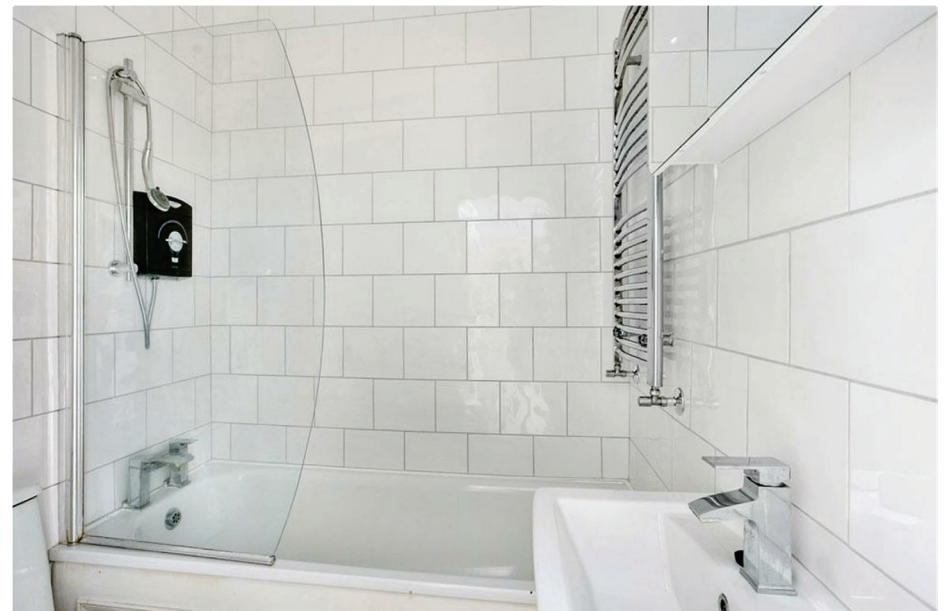


Note from owner:

"This property has served me well, I have always worked in London, it would take me roughly 15 minutes to get into Liverpool Street from the flat. The station is literally across the road, with multiple buses also available."

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Lounge Diner / Kitchen
19' x 12'1

Bedroom One
12'1 x 8'10

Ensuite Shower/WC

Bathroom/WC

Bedroom Two
12'3 x 7'11

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