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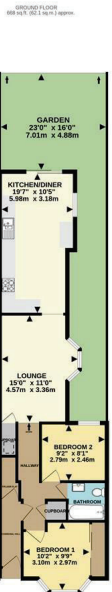
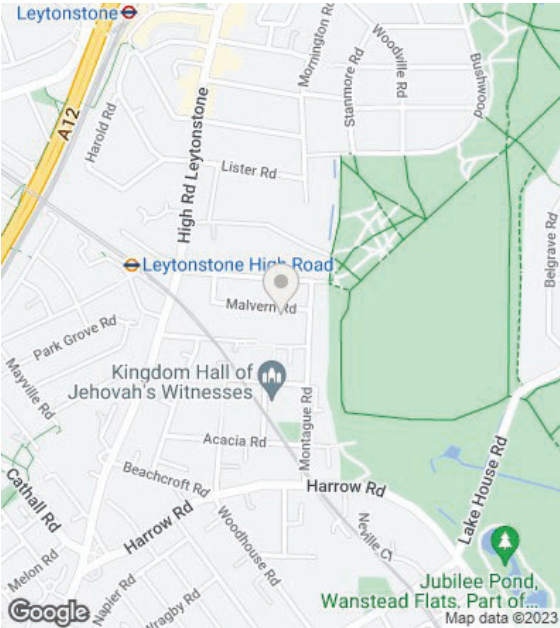


Malvern Road, Leytonstone E11  
Price £475,000 Leasehold - Share of Freehold



Offered chain free, situated only a short stroll away from High Road Leytonstone, which offers a wide variety of eateries, bars, and shopping, is this well-presented two-bedroom ground-floor flat, located upon a quiet residential turning with access to your own easy to maintain rear garden and side return. Leytonstone Central Line tube station is within walking distance, along with Leytonstone High Road Rail station.



- Well-presented two-bedroom ground-floor flat
- Leasehold-Share of Freehold
- Offered chain free
- Located on quiet tree lined residential turning
- Bay-fronted main bedroom with fitted wardrobes
- Bathroom suite
- Spacious living area
- Large fitted kitchen / diner incl. integrated oven & hob
- Easy to maintain paved southerly facing rear garden with shed
- Walking distance to transport links incl. Central Line tube



TOTAL FLOOR AREA: 608 sq. ft. (56.2 sq. m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, corridors, stairs and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for illustrative purposes only and should be read in conjunction with the particulars of sale. The services, systems and appliances shown have not been tested and no guarantee can be given regarding their operation or efficiency.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
<div><div><div>102 kWh/m<sup>2</sup> A</div><div>(81-91) B</div><div>(55-80) C</div><div>(39-54) D</div><div>(29-38) E</div><div>(21-28) F</div><div>(13-20) G</div></div></div>			<div><div><div>102 g/m<sup>2</sup> A</div><div>(81 g/m<sup>2</sup>) B</div><div>(55 g/m<sup>2</sup>) C</div><div>(39 g/m<sup>2</sup>) D</div><div>(29 g/m<sup>2</sup>) E</div><div>(21 g/m<sup>2</sup>) F</div><div>(13 g/m<sup>2</sup>) G</div></div></div>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> 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"

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020 3972 2001





## Residing here:

This ideally located home welcomes you in via shared front door and lobby leading you to your own front door and hallway. To the front of the property, you will locate the bay-fronted main bedroom, adorned with fitted wardrobes to the side aspect, allowing you to neatly store away your clothing and accessories.

Working your way along the hallway you will next approach the bathroom suite and shortly behind, is the second bedroom, which has a large window to the rear overlooking the side return.

The living room provides a spacious area to enjoy your favourite series in, catch up with family and friends, and leads seamlessly into the large kitchen / diner, creating the perfect entertaining space.

The kitchen is complete with fitted wall and base units, work surface with tiled surround and integrated oven & hob, great for cooking your favourite meals and serving to guests in the dining area. Double doors lead out into the garden, helping to invite the outside in and is a great feature for when dining alfresco during the warmer seasons.

Externally: This property boasts a beautifully maintained paved southerly facing rear garden with shrub borders, shed and side return, a lovely outdoor space to host BBQs and enjoy the sunshine.

## In addition:

In Addition:

Short stroll to the vast open green spaces of Wanstead Flats

Road links incl. A12, A406 & M11

Transport links into Westfield Startford City & East Village

Lease: New extended lease with share of freehold

Council Tax Band: B



## Note From Owner

"In addition to being a short walk to Leytonstone overground and 10 mins to the tube, the flat is only a 2 mins walk to shops, bus/night bus route and from Wanstead Flats and Bushwood. The road is very quiet traffic wise. I'll miss my neighbours because everyone in the road is really friendly and they look out for each other."

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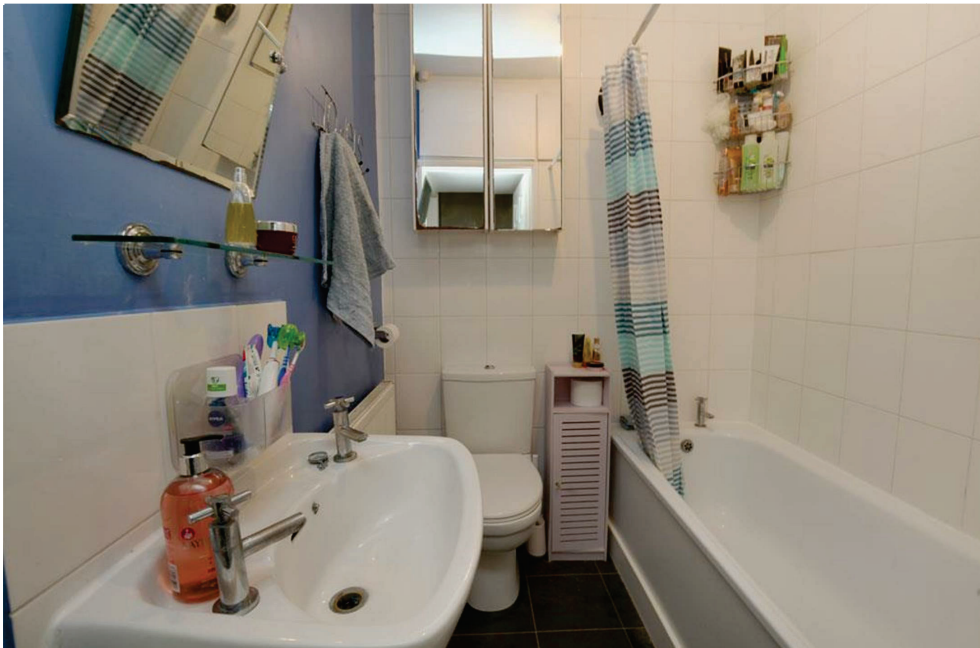




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Lounge  
15' x 11'

Fitted Kitchen/Diner  
19'7 x 16'

Bedroom One  
10'2 x 9'9

Bedroom Two  
9'2 x 8'1

Bathroom

Own Rear Garden  
23' x 16'

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