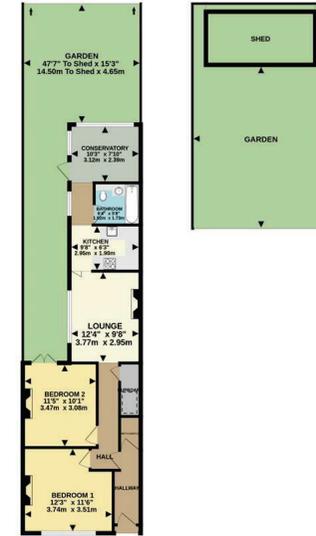




GROUND FLOOR  
666 sq. ft. (61.9 sq.m.) approx.



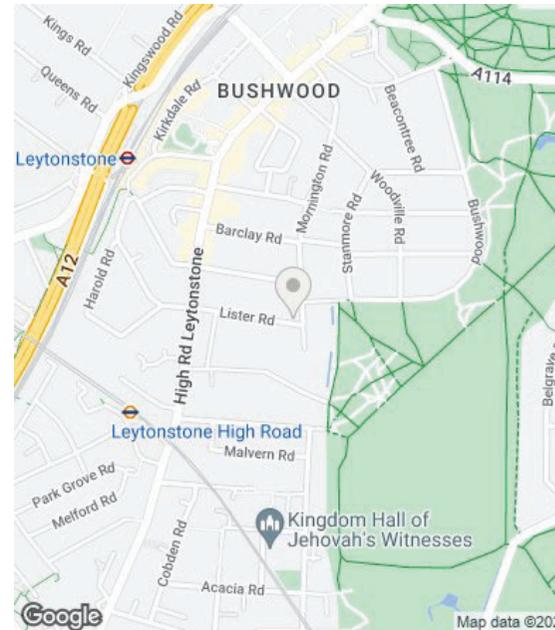
TOTAL FLOOR AREA: 666 sq ft. (61.9 sq m.) approx.  
While every attempt has been made to ensure the accuracy of the Brochure contained here, measurements of plots, sections, rooms and all other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as such for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency at the time.  
Made with Metaplan CAD22

## Lister Road, Bushwood Area E11 Price Guide £450,000 Leasehold - Share of Freehold

Price guide: £450,000 - £465,000. Adorned with high ceilings, character features and beautiful large rear garden, this two-bedroom ground-floor flat, is ideally located within the Bushwood Area of Leytonstone, which is popular for its picturesque tree lined turnings, close proximity to the vast open green spaces of Wanstead Flats and short stroll to High Road Leytonstone, which offers a variety of amenities and shopping, making the location of this home one of its many charmina attributes.



- Situated within the sought after Bushwood Area
- Spacious living area
- Two good size double bedrooms
- Large easy to maintain rear garden
- Fitted kitchen incl. integrated oven & hob
- Good size garden shed approx. 12' x 8'
- Close to open fields
- Features incl. high ceilings & feature fireplaces
- Bright & airy conservatory
- Gas central heating



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions	
74	57		
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 purchaser's 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"

Arrange a viewing  
020 3972 2001

20 Church Lane, Leytonstone, London, E11 1HG

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www.theydons.com





## Residing here:

Transport links area also a plenty, helping you to connect to the city & beyond, and include Central Line tube, overground rail, bus, and bike routes.

Comprising: Seamlessly blending a modern exterior with characteristic interiors, this home opens to provide two good size double bedrooms, both hosting eye-catching feature fireplaces, with the second bedroom also featuring beautiful double doors out into the side garden, transporting you into an almost Parisian like setting.

The inviting living area provides a large space to gather with family and friends, with the fitted kitchen supplying you with all the essentials to cook up your signature dishes.

If a bathtub is an essential after work ritual for you after a long day, then don't worry, as this home's bathroom suite has one ready and waiting for you.

Overlooking the garden, the current owners have the conservatory used as a formal dining area, but it could also be used as a home office or play area, depending on your lifestyle needs.

Externally: The property benefits from a spacious garden and a large 12 x 8ft approx. shed providing ample storage, this area could also be upgraded to a home office or gym, benefiting from a concrete slab base. The garden also has an easy to maintain artificial lawn, patio area and railway sleeper flower beds, providing this home with a lovely outdoor setting that will quickly become the perfect backdrop to many a BBQ or alfresco dinner parties.

## In addition:

Short walk to local amenities and high street shopping

Great access to the vast open fields of Wanstead Flats

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

Road links incl. A12, A406 & M11

Leasehold with share of freehold

Lease: Vendors have confirmed extension of lease to 996 years

Ground Rent: N/A

Service Charge: N/A

Council Tax Band: B



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Lounge  
12'4 x 9'8

Bedroom One  
12'3 x 11'6

Bedroom Two  
11'5 x 10'1

Fitted Kitchen  
9'8 x 6'3

Bathroom  
6'4 x 5'8

Conservatory  
10'3 x 7'10

Rear Garden  
4'7 to shed x 15'3

Garden Shed  
approx 12' x 8'

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