

GROUND FLOOR
APPROX. GROSS INTERNAL FLOOR AREA 463 sq. ft / 43.01 sq. m

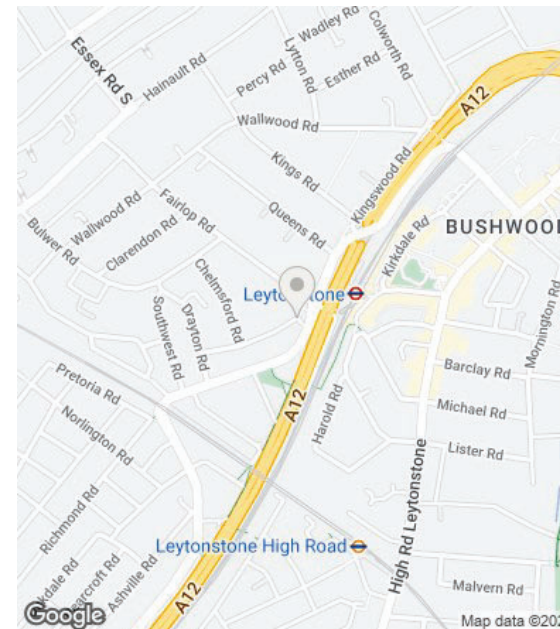
Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximation intended for illustrative purposes only. Liability for errors, omissions or mis-statement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

Theydons.

Fillebrook Road, Upper Leytonstone E11 Price £290,000 Leasehold - Share of Freehold

Superbly situated just a stone's throw away from Leytonstone Central line tube station, helping to provide you with a convenient service into the City & beyond, is this well-presented one bedroom ground floor flat with residents off-street parking. Leytonstone's main shopping area, including local amenities and Tesco superstore are all located within walking distance, with the vast open greenery of Hollow Ponds & Epping Forest also within good access, a great way to escape the hustle and bustle of London living.

- Superbly situated one bedroom ground-floor flat
- Moments from Leytonstone Central Line tube station
- Entrance via secure entry intercom
- Spacious living / dining area
- Contemporary fitted kitchen incl. integrated oven & hob
- Good size double bedroom with wardrobes
- Attractive shower room suite
- Access to well-maintained communal ground
- Residents parking
- Great access to transport links & main shopping areas



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
82-91 (A)		82-91 (A)	
72-81 (B)		72-81 (B)	
62-71 (C)		62-71 (C)	
52-61 (D)		52-61 (D)	
42-51 (E)		42-51 (E)	
32-41 (F)		32-41 (F)	
22-31 (G)		22-31 (G)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
1-21		1-21	
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"



Arrange a viewing
020 3972 2001

20 Church Lane, Leytonstone, London, E11 1HG

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

www.theydons.com



Theydons.



Residing here:

This ideally located property welcomes you in via secure entry intercom system, where communal hall will take you to your front door. The entrance hall will be your first point of call, leading you seamlessly into the spacious raised bay-window living / dining area, a lovely space to sit back, relax and catch up with family and friends. The living area proceeds into the contemporary kitchen, which has been completed to include sleek fitted wall and base units with stylish surround and integrated oven & hob, the perfect space to cook up your signature dishes.

This property goes onto include a good size raised bay-window double bedroom with fitted wardrobes, great for neatly storing away your clothing and accessories, then lastly, it's onto the attractive shower room suite.

Externally: This home has access to residents off street parking and well-maintained communal garden to the front of the property.

In addition:

Short stroll to Filly Brook bar, Unity Café, Arch Deli & Bar, Jo & Kesi Boutique & Heathcote & Star pub

Great access to local amenities & High Street shopping

Close to open green spaces

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

Road links incl. A12, A406 & M11

Leasehold - Share of freehold

Lease: Vendor currently extending the lease to approx. 999 years

Service charge: £1,214 per annum

Council Tax Band B



Arrange a viewing
020 3972 2001

Theydons.com
Follow us @theydons



Arrange a viewing
020 3972 2001

Theydons.com
Follow us @theydons



Living / Dining Room
12'11 x 11'6

Fitted Kitchen
10'7 x 6'6

Bedroom
11'10 x 10'5

Shower Room Suite

Well Maintained Communal
Grounds

Arrange a viewing
020 3972 2001

Theydons.com
Follow us @theydons