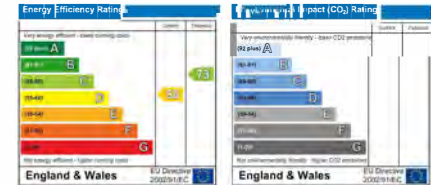
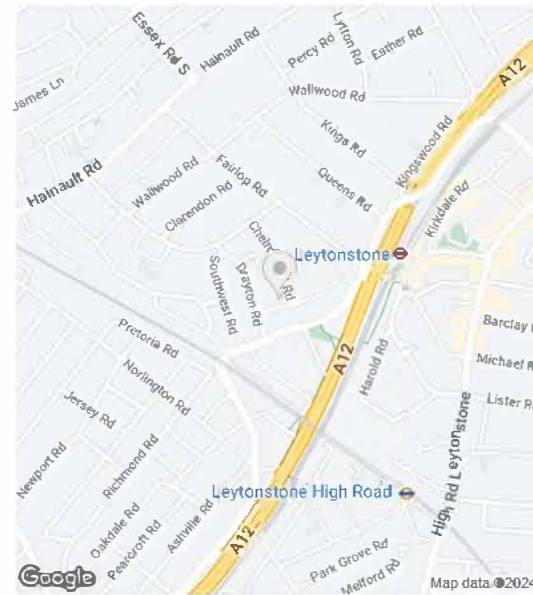


# Theydons.



TOTAL APPROX. FLOOR AREA 376 SQ.FT. (34.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by 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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(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"

## Fillebrook Road, Leytonstone E11 Price £300,000 Leasehold

Offered chain free, superbly situated on a quiet residential turning within a charming Victorian conversion, just a short walk away from Leytonstone Central Line tube station, which helps provide a convenient service into the City & West End, is this well-presented one-bedroom ground floor flat. Offering high ceilings and access into communal grounds, this home is located just a short stroll away are local amenities and boutique shopping, with High Road Leytonstone within close-proximity, hosting a variety of popular eateries, bars, and Tesco superstore.

- Superbly situated one bedroom ground-floor flat
- Offered chain free
- Located within the sought after Upper Leytonstone area
- Entrance via secure entry phone system
- Spacious open-plan living / dining / kitchen area
- Large bathroom suite
- Good size bedroom overlooking communal garden
- Access to communal grounds
- Short walk to Leytonstone Central line tube station
- Great access to main shopping area and local amenities



Arrange a viewing  
020 3972 2001

20 Church Lane, Leytonstone, London, E11 1HG

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### Residing here:

This charming home welcomes you in via secure entry phone system, grand communal door and hallway leading to your front door, which opens up, into the inviting hallway. To the front of this property you will locate the beautiful bay-fronted open-plan living / dining / kitchen area, the perfect place to gather with family and friends and catch up on your favourite series. The living / dining area also lends itself seamlessly into the kitchen, which is complete with fitted wall and base units, tiled surround and integrated oven & hob, further highlighting this area as a great entertaining space for dinner parties.

Working your way to the rear of the property you will next approach the roomy bathroom suite, ideal for unwinding in after a long day with a soak in the bathtub. Then lastly to the back of the property, overlooking the vast communal grounds via the large window, is the good size bedroom.

Externally: This home boasts access to vast communal grounds, providing a great outdoor space to enjoy the warmer months in.

### In addition:

Good access to the beautiful Hollow Ponds & Epping Forest

Short stroll to local amenities and boutique shopping, incl. the popular Heathcote & Star pub, Unity café, Filly Brook eatery / bar and Jo & Kesi boutique, which supports local and emerging artists & designers.

Road links incl. A12, A406 & M11

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

Lease: 125 years from October 2009

Ground Rent: £150 per annum

Service Charge: £750 per annum

Council Tax Band: B



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Living Room/Fitted Kitchen  
14'11 x 13'3

Bedroom  
13'2 x 9'9

Bathroom Suite

Communal Grounds

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