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Kirkdale Road, Leytonstone E11

Price £350,000 Leasehold

This stunning one-bedroom third floor apartment is nestled within a sought-after development located just moments from popular High Road shopping and Central Line tube station, which conveniently provides you with connections into the City & beyond. Local amenities, boutique eateries and Tesco superstore, are all located just a short stroll away, along with the open green spaces of Wanstead Flats and Epping Forest.

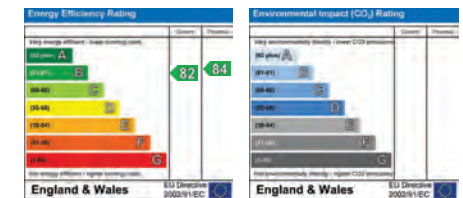
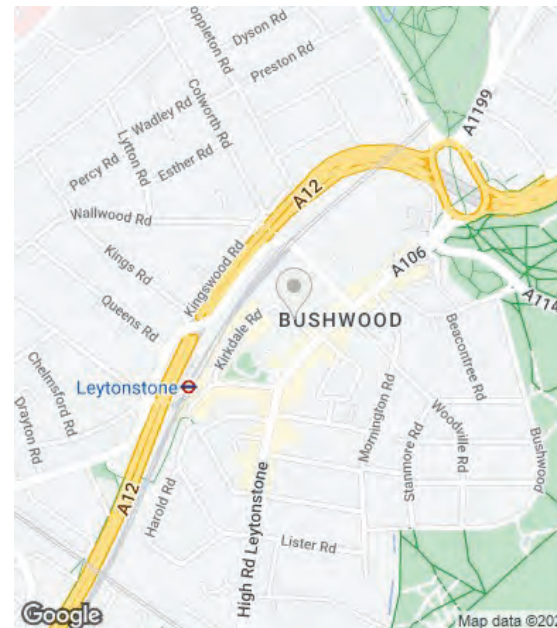


- Stunning one bedroom third floor apartment
- Situated within a sought after development moments from High Rd
- Short stroll to transport links incl. Central Line tube
- Superbly located for access to local amenities & shopping
- Lift & stairs to all floors
- Beautiful open-plan living / dining area
- Balcony with access via living area
- Sleek fitted kitchen area incl. integrated appliances
- Elegant bathroom suite
- Close to the open green spaces of Wanstead Flats & Epping Forest



Plan is for illustration purposes only and is not to scale.
Every attempt has been made to ensure the accuracy of the floorplan shown. However, no responsibility is accepted for any errors or omissions.
Ratios, fittings and fixtures shown are for illustrative purposes only.
Liability for errors, omissions or misstatements through negligence or otherwise is hereby excluded.

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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"

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Residing here

This stylish home greets you via secure entry phone system and communal halls, which suitably have both stairs and a lift taking you up to the third floor, where this home is located. Upon entry into this spacious flat you will first be welcomed via the entrance lobby with handy storage cupboard, great for neatly storing away coats, shoes, and winter accessories. There is then an inner hallway which will go onto guide you into the serene bedroom, a great space to put your feet up and enjoy a good night's sleep in.

Next up is this home's beautiful bathroom suite, which has been designed to perfection to include, sleek tiling to the walls and floor, compact WC and wash hand basin, modern appliances, and an abundance of shelving, great for proudly displaying your favourite skincare and fragrances.

The real showstopper of this apartment is the spectacular open plan living / kitchen area, a bright and airy space combining both style and functionality, where you can enjoy hosting family and friends over for dinner parties, or just enjoy those quiet nights in, in-front of the TV. The kitchen area has been finished to a high standard and is adorned with elegant, fitted wall and base units, tiled surround and integrated appliances including chic wine cooler, all creating the perfect hub to rustle up your signature dishes. The living area provides more than enough space to host a dining table with chairs, and when the warmer weather comes along you can enjoy a spot of alfresco dining out on your own private balcony.

Externally: This property has access to two roof top terraces, providing great views over the City, alongside access to your own private balcony, which is easily accessible via the living area.

In addition

Moments from local amenities, transport links & High Road shopping

Great access into Westfield Stratford City, The Queen Elizabeth Olympic Park & East Village

Bus & Bike routes nearby

Road links incl. A12, A406 & M11

Lease: 150 years (less 1 day) from 1 January 2005

Ground Rent: £230 per annum

Service Charge: £1,998 per annum

Council Tax Band: C



Note from owner

"We have loved living in this flat and have created some wonderful memories here. We wanted to be closer to green space whilst having a fast commute to the city. This flat is perfect for that. We have also enjoyed the brilliant pubs and restaurants that Leytonstone has to offer. To name a few: Arch deli, homies on donkeys, and the North Star pub. We will miss this flat and our neighbours a lot."

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Lounge
18' x 16'7

Fitted Kitchen Area
12'10 x 6

Balcony
7'11 x 7'11

Bedroom
11'5 x 10'11

Bathroom Suite

Communal Roof Top Terraces

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