

# Theydons.



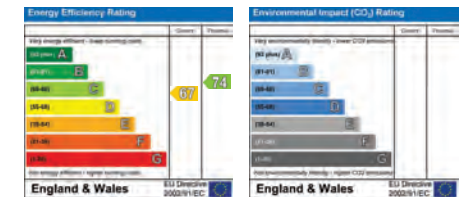
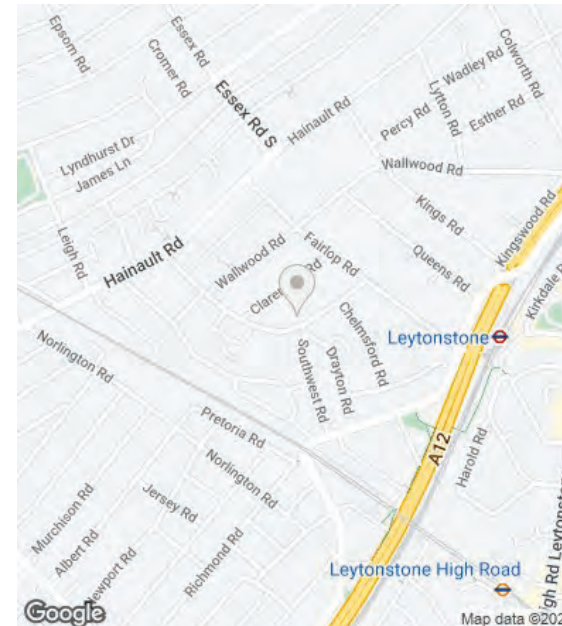
## Bulwer Road, Upper Leytonstone E11 Guide Price £400,000 Leasehold

Nestled within the popular Upper Leytonstone area, this charming two-bedroom first floor flat offers you bright and airy living, just a short stroll away from transport links, including Leytonstone bus and Central Line tube station, which help provide you with a convenient service in and around the City. The picturesque Hollow Ponds & Epping Forest are also located within easy access and are a great place to escape the fast-paced life of London living. Main shopping areas are within good reach, with Leytonstone High Road just moments away, hosting an array of independent eateries and bars for you to explore and enjoy, whilst Tesco superstore is also there for your convenience and essentials.

- Ideally located two bedroom first floor flat
- Guide Price of £400,000 - £415,000
- Leasehold
- Offered chain free
- Serene bathroom suite
- Spacious living / dining area
- Fitted kitchen incl. integrated oven & hob
- Great access to transport links & local amenities
- Close to main shopping areas
- Walking distance to vast open green spaces



TOTAL APPROX. FLOOR AREA 181 SQ.FT. (16.7 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. The plan is for illustrative purposes only and should be used as a guide only and not as a basis for any prospective purchase. The services, systems and appliances shown have not been fitted and no guarantee as to their operability or efficiency can be given.  
Made with Metropix (2021)



(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:

If transport links into the City are a must for you, then this property's location will be ideal. Located just a 5 mins approx. walk away from the Central Line station, this property welcomes you in via communal door and hall, with stairs leading you up to the first floor and to your own front door.

The entrance hallway is your first point of call and opens up to display a handy storage cupboard, great for neatly storing away your winter accessories and shoes, then its onto the bright second bedroom, which would also be great when used as a home office, nursery or dressing room, depending on your lifestyle needs.

The bathroom suite provides you with a lovely space to relax in, especially with a soak in the bathtub after a particularly long day, then the hallway goes on to lead you into the spacious living / dining area. This area will fast become your favourite place to put your feet up on the sofa and delve back into that favourite series of yours. If you enjoy hosting loved ones for dinner or cups of tea, then this space will comfortably host your guests and leads seamlessly into the kitchen, great for easily serving up your home cooked meals from oven to table.

The kitchen is complete with fitted wall and base units, work surface with sleek tiled surround, integrated oven & hob and convenient service hatch, great for keeping your guests entertained whilst cooking.

Lastly to the front of the property is the beautiful bay-fronted main bedroom, a great space that is also big enough to accommodate storage solutions, like wardrobes & a chest of drawers.

Externally: This property has access to shared off-street parking for one car to the front of the property.

## In addition:

Great access to local amenities, shopping & transport links

Close to the open green spaces of Hollow Ponds & Epping Forest

Lease: 189 years from 1 July 1980

Ground Rent: £200 per annum

Ground Rent Review Period: March 2025

Service Charge: £592 per annum

Service Charge Review Period: March 2025

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



Lounge/Diner  
12'7 x 11'11

Fitted Kitchen  
12'7 x 5'1

Bedroom One  
12'8 x 12'8

Bedroom Two  
7'9 x 7'7

Bathroom Suite

Arrange a viewing  
020 3972 2001

Theydons.com  
Follow us @theydons