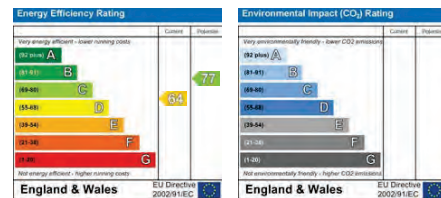
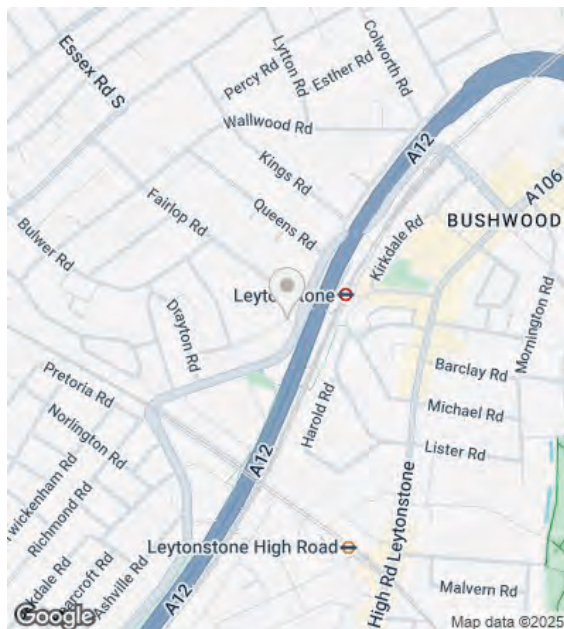


Prepared in this document for the purposes of the sale of the property. Every effort has been made to ensure the accuracy of the information. However, the information is not intended to be a substitute for professional advice. The information is not intended to be a substitute for professional advice. The information is not intended to be a substitute for professional advice.

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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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Avondale Court Fillebrook Road E11

Price £275,000 Leasehold - Share of Freehold

Offered chain-free, this beautifully situated and well-presented one-bedroom ground floor flat offers a fantastic opportunity for comfortable, convenient living. With access to well-maintained communal grounds and an allocated off-street parking space for one car, this property is ideally located just a short walk from Leytonstone Central Line tube station and nearby bus routes, providing seamless connections across the City and beyond. For cyclists, there are multiple bike routes to support eco-friendly commuting.

High Road Leytonstone is just moments away, offering an array of popular eateries, local amenities, and supermarkets to meet all your daily needs. From a Tesco Superstore and Sainsbury's Express to the newly opened Aldi, everything you need is right at your fingertips.

For lovers of the outdoors, this location is surrounded by some of East London's finest green spaces. Enjoy the scenic beauty of Hollow Ponds and the expansive Epping Forest, perfect for tranquil walks, jogging, or a moment of quiet with nature.

- Conveniently located one bedroom ground floor flat
- Leasehold- Share of Freehold
- Long Lease
- Chain Free
- Moments from High Road shopping & amenities
- Short stroll to transport links incl. Central Line tube
- Spacious living / dining area with raised bay-window
- Fitted kitchen
- Access to well-maintained communal grounds
- Allocated parking space for one car

Arrange a viewing
020 8539 2009



Theydons.

20 Church Lane, Leytonstone, London, E11 1HG

Tel: 020 8539 2009 | Email: hello@theydons.com

www.theydons.com

Residing here:

Step inside through a secure entry system and into a welcoming communal hallway, leading to your own private entrance. The entrance hallway sets the tone for this well-appointed home, guiding you into the spacious living/dining area—a versatile space ideal for relaxing, dining, or entertaining guests. Large enough to accommodate a cozy sofa and a dining table, this room is perfect for hosting dinner parties or unwinding after a long day.

The adjoining kitchen is designed with both style and functionality in mind, featuring sleek fitted wall and base units, ample worktop space, and a tiled surround. With plenty of storage, this kitchen is perfectly equipped to cater to your culinary needs.

The bedroom is generously sized, offering ample room for a bed, wardrobe, and additional storage solutions. It's a peaceful retreat to recharge and keep your personal belongings neatly organized.

The bathroom suite is a bright and roomy space, ideal for that long soak in the bathtub after a busy day.

Externally: This home benefits from access to well-maintained communal grounds. Additionally, the property includes an allocated off-street parking space.

In addition:

Moments from Leytonstone's main shopping areas and local amenities.

Just a short walk to Leytonstone Central Line tube station.

Close to beautiful green spaces, including Hollow Ponds, Epping Forest, and Wanstead Flats.

Excellent road links, including the A12, A406, and M11.

Convenient access to Westfield Stratford City, The Queen Elizabeth Olympic Park, and East Village.

Lease: 999 years from 25 December 1985

Tenure: Leasehold with a Share of Freehold

Ground Rent: N/A

Service Charge: £1,600 per annum

Council Tax Band: B







Lounge
13'1 x 12'11

Fitted Kitchen
10'7 x 6'4

Bedroom
11'11 x 9'9

Bathroom Suite

Attractive Communal Grounds

Resident Parking

