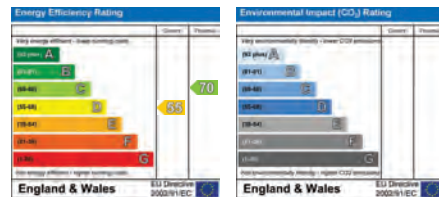
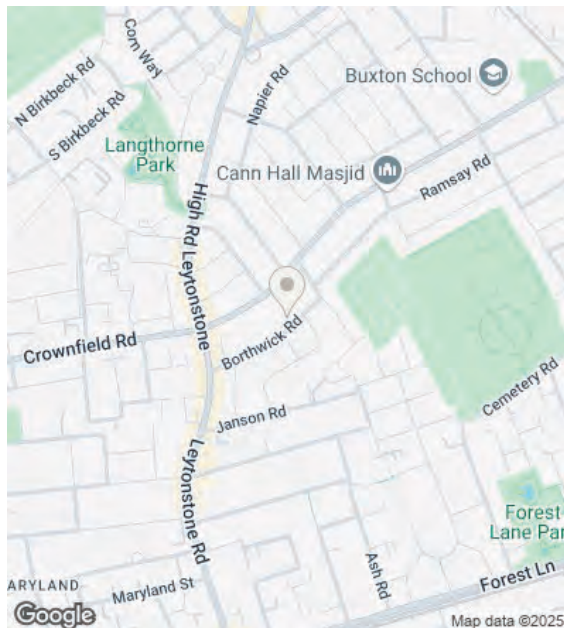


APPROX. GROSS INTERNAL FLOOR AREA 945 sq. ft / 87.78 sq. m

Exemption in the Information purposes only and is not for sale.
Every attempt has been made to ensure the accuracy of the floor plan. However, all measurements, fixtures, fittings and data shown are an approximation. Measurements for illustrative purposes only.
Locality for advice, possession or misrepresentation 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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Borthwick Road Stratford E15 Price Guide £425,000 Leasehold

Guide Price of £425,000 - £450,000

This charming three-bedroom first-floor duplex flat is perfectly situated just a short walk from High Road Leytonstone, offering a vibrant mix of popular eateries, essential amenities, and convenient shopping options, including a new Aldi supermarket.

For seamless commutes, Maryland Station and the Elizabeth Line are within easy reach, connecting you to central London and beyond in minutes.

Nearby, Westfield Stratford City offers premier shopping and entertainment, while expansive green spaces like Wanstead Flats and the Queen Elizabeth Olympic Park invite outdoor adventures, from cycling and scenic walks to Olympic-class sports facilities.

- Charming three bedroom flat
- Extended lease approx. 153 remaining
- Chain free
- Ideally located for transport links
- Close to High Road shopping & main shopping areas
- Spacious living / dining area
- Fitted kitchen incl. integrated oven & hob
- Bathroom with separate WC
- EPC Rating D
- Great access to open green spaces

20 Church Lane, Leytonstone, London, E11 1HG

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

www.theydons.com



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020 8539 2009

Residing here:

This spacious first floor duplex flat invites you in with a charming Victorian-style tiled path, leading through a shared hallway to your front door, here, stairs will lead you up to the first floor.

A split-level staircase brings you to the lovely living / dining area featuring a characterful brick fireplace and abundant natural light from three large windows to the front— an ideal space for cozy evenings or entertaining. The main bedroom is generous and offers plenty of space for storage solutions, such as wardrobes or a chest of drawers, great for keeping your clothing and accessories neatly stored.

This home goes onto to display a bathroom suite with separate WC and then to the rear of the first floor you will locate the bright and airy kitchen, complete with fitted wall and base units, work surface with tired surround and integrated oven and hob, helping to provide you with all of the essentials to cook ups your favourite dishes in.

Upstairs, to the second floor of this home, there are two additional bedrooms which provide flexible space—ideal for a guest room, study, nursery, or even a dressing room.

In addition:

- In Addition:
- Great access to local amenities, shopping & open green spaces
 - Close to transport links
 - Transport links into Westfield Stratford City, The Queen Elizabeth Olympic Park & East Village
 - Road links incl. A12, A406 & M11
 - Lease: Extended lease approx. 153 years remaining
 - Council Tax Band: B





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Living Room
18'3 x 12'4

Main Bedroom
13'6 x 12'5

Fitted Kitchen
13' x 10'5

Bathroom / Sep WC

Bedroom Two
11'8 x 10'5

Bedroom Three
8'3 x 7'2

