



SELBY ROAD, E11

£735,000

- Extended kitchen/diner
- Much loved family home
- Original bay-fronted Victorian terrace
- 1269sq ft / 118sq m
- Four piece bathroom plus additional WC
- 20ft enclosed rear garden

wj.  
meade

# Selby Road



**Approx. Gross Internal Floor Area 1269 sq. ft / 118.01 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



WJ Meade are pleased to present this four bedroom Victorian terraced house on a popular residential street within a vibrant community in the heart of Leytonstone. Located within walking distance of Leytonstone High Road (Overground), Leyton (Underground) and Maryland (Crossrail) stations, with an array of local amenities and access onto Wanstead Flats. The accommodation is spread over three floors, with the ground floor being a fluid open plan social space encompassing a through lounge connecting to a beautiful fitted kitchen with dining area and access out to an enclosed garden. Over the upper two floors there are four well appointed bedrooms and a spacious four piece family bathroom.

All sizes are approximate. The Agent has not tested any apparatus, equipment, fixtures and fittings, or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitors or Surveyor. Photographs are for illustration purposes only and may depict items, which are not for sale or included in the sale price. References to tenure of a property are based upon information supplied by the vendor. The agent has not had sight of the title documents, a buyer is advised to obtain verification from their solicitor. Money Laundering Regulations 2003: Intending purchasers will be asked to produce identification, documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

These particulars are intended to give a fair description of the property only and are in no way guaranteed, nor do any contract. They are issued on the express condition that all negotiations are conducted through W.J. Meade Estate Agents. All subject to contract and to being unsold.

Service charge £n/a

Ground rent £n/a

Reserve fund £n/a

n/a years lease

Council tax band C

Current EPC Rating 49

Tenure: Freehold

