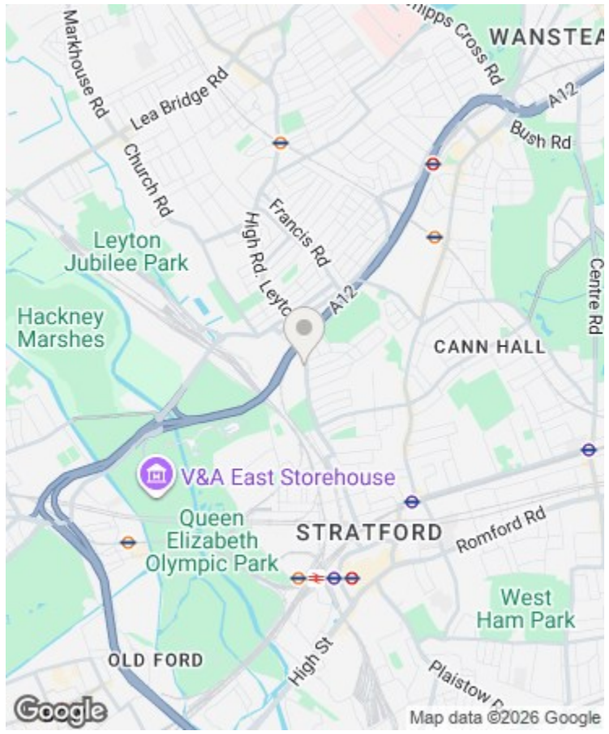
william rose



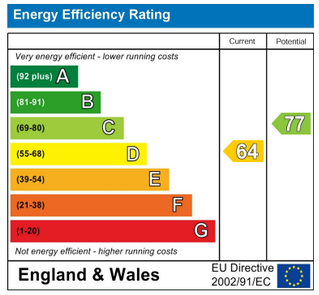
Directions

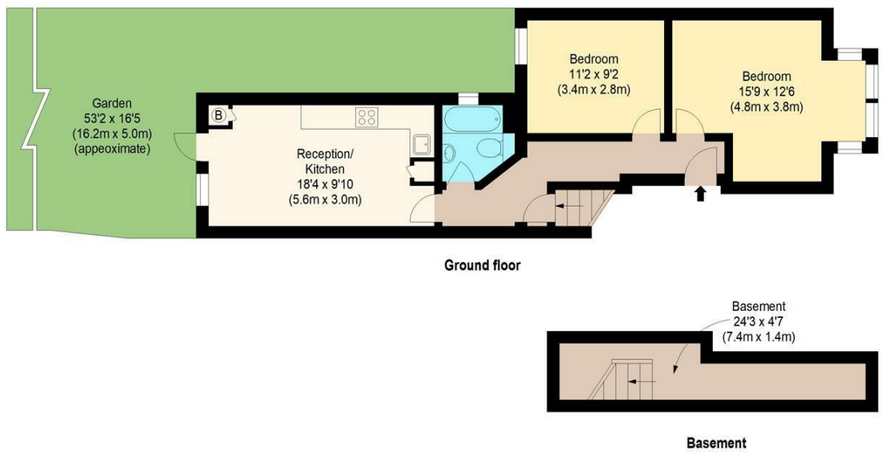
Viewings

Viewings by arrangement only. Call 0204 5530707 to make an appointment.

EPC Rating

D





High Road, E15

william rose

Approximate Gross internal Floor Area : 65.03 sq m / 700 sq ft

RICS Certified Property Measurer

Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 2/9/2025

30 The Avenue, Highams Park, E4 9LD
0204 5530707

E4@william-rose.com
https://www.william-rose.com/









Ground Floor Flat 175 High Road Leyton, Leyton, London, E15 2BY

Guide Price £450,000

- Two Bedroom Maisonette
- Large Private Rear Garden
- Refurbished Throughout
- Long Lease
- Close to Francis Road cafés, shops, and restaurants
- Share of Freehold
- Potential to Extend (STPP)
- Useful Basement for Storage
- Moments from Leyton Central Line Station
- Walking distance to Olympic Park, Westfield, and green open spaces

30 The Avenue, Highams Park, E4 9LD
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Ground Floor Flat 175 High Road Leyton, London E15 2BY

Beautifully presented two-bedroom garden flat with share of freehold, featuring a bright open-plan living space, private garden and excellent storage, perfectly located moments from Leyton Central Line for fast access into the City and West End

2 | 1 | 1 | D | Council Tax Band: B







Situated on the vibrant High Road in Leyton, this beautifully presented two-bedroom ground floor garden flat offers a rare opportunity to secure a home in immaculate condition, complete with a share of freehold. Set just moments from Leyton Central Line Station, the property combines stylish interiors with everyday convenience, making it an ideal choice for both first-time buyers and investors alike.

Upon entering, you are welcomed into a bright and spacious hallway. You'll find the open-plan kitchen situated at the rear, thoughtfully designed with modern fittings and plenty of space for entertaining and dining. The kitchen opens directly onto an expansive private rear garden, providing the perfect outdoor retreat for summer gatherings or quiet relaxation.

The property boasts two well-proportioned bedrooms: a generous main bedroom filled with natural light, and a second bedroom ideal for guests, children, or a home office. A newly renovated and modern bathroom suite completes the ground floor, finished to a high standard. Additionally, the property benefits from a useful basement area, perfect for storage.

This home is offered in immaculate condition throughout, allowing any buyer to move straight in and enjoy without the need for further work. The share of freehold arrangement ensures peace of mind and greater control over the management of the property.
Location

The flat is perfectly positioned to enjoy all that Leyton has to offer. Just a short stroll from Leyton Central Line Station, you can reach Stratford in minutes and the City and West End with ease. The area has undergone a vibrant transformation in recent years, with a fantastic selection of independent cafes, restaurants, and bars along the High Road and Francis Road.
For leisure, you are within walking distance of the Queen Elizabeth Olympic Park, Westfield Stratford City, and the open green spaces such as Hackney Marshes. Excellent local schools and strong community spirit further enhance Leyton’s appeal, making it one of East London’s most sought-after neighbourhoods.