

Directions

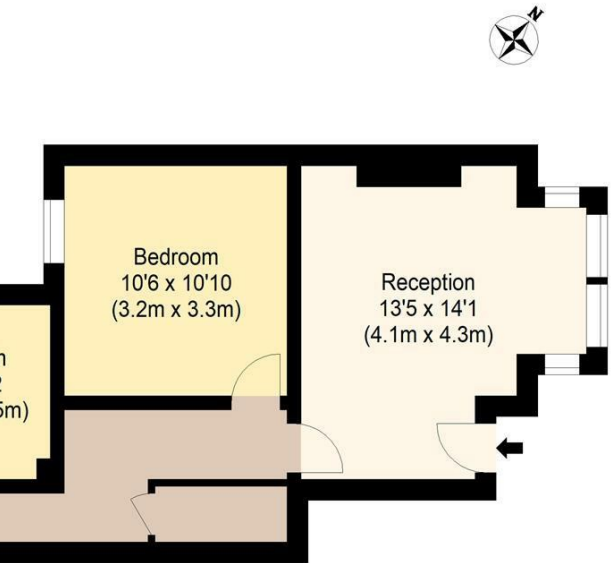
Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

EPC Rating

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Ground Floor

william rose  
Kettlebaston Road, E10

Approximate Gross Internal Floor Area : 57.32 sq m / 617 sq ft



18 Kettlebaston Road, Leyton, London, E10 7PF

Offers In Excess Of £375,000

- Two-bedroom ground floor maisonette
- Spacious bay-fronted reception room
- Well-proportioned bedrooms with good natural light
- Quiet, tree-lined street in sought-after location
- Excellent transport links
- Private front door and own section of garden
- Separate modern kitchen with direct garden access
- Chain free sale
- Private rear garden
- Warner-built



## 18 Kettlebaston Road, London E10 7PF

A charming two-bedroom Warner-built ground floor maisonette with private garden and no onward chain. Set on a quiet street in Leyton, it combines period character with modern convenience, offering bright living spaces and excellent transport links.



Council Tax Band: B



Nestled in the heart of Leyton, this charming two-bedroom Warner-built ground floor maisonette blends character with practicality and is offered to the market chain free. Situated on the ever-popular Kettlebaston Road, this classic Warner home retains the architectural hallmarks the style is known for—solid brick construction, high ceilings, and large bay windows—while offering a modern layout ideal for comfortable urban living.

The property welcomes you via your own private entrance into a spacious reception room, beautifully lit by the signature bay window, ideal for relaxing or entertaining guests. Just off the central hallway are two well-proportioned bedrooms, each offering a peaceful retreat with ample natural light.

To the rear, the home opens up into a generously sized kitchen, perfectly positioned for both day-to-day living and hosting. From here, access to the private rear garden provides a seamless indoor-outdoor connection, ideal for al fresco dining or quiet relaxation. The garden is a rare find in this area, offering a green escape with plenty of room for planting or creating your own outdoor sanctuary.

The layout also includes a bright, practical bathroom located centrally, and excellent built-in storage throughout enhances the home's usability.

The property boasts a unique combination of period charm and community feel, situated on a tree-lined street close to local amenities, parks, and excellent transport links, including Leyton Midland Road Overground and easy access to the Victoria Line.

Ideal for first-time buyers, downsizers, or investors alike, this maisonette is sold chain free, making for a smooth and straightforward purchase. A rare opportunity to own a piece of local history with the space and convenience to suit modern lifestyles.