



Directions

Viewings

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

EPC Rating

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Total area: approx. 82.7 sq. metres (890.7 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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17A, Alexandra Road, London



17a Alexandra Road, London, E10 5QQ

£2,100 Per Calendar Month

- Two bedroom maisonette
- Private rear garden
- Spacious kitchen/diner
- Near Francis Road amenities
- Flexible layout
- Two bathrooms
- Split level property
- Close to transport links (Central Line)
- Bright bay-fronted living room
- SORRY NO SHARERS

17a Alexandra Road, London E10 5QQ

A generously sized and versatile three bedroom, two bathroom split level maisonette with garden offering comfortable living space, all set within a sought-after East London location. Well suited to tenants seeking convenience, character and a home with room to live comfortably. SORRY NO SHARERS.



Council Tax Band: B



Situated on a quiet residential street in the heart of E10, this spacious property is well-arranged accommodation over two levels and is ideal for anyone seeking flexible living space with excellent local amenities close by.

The property has its own entrance and measures approximately 890 sq. ft. The ground floor features a bright and comfortable living room with a bay window, providing an inviting area to relax or work from home. A well-proportioned double bedroom sits just off the hallway, enjoying a peaceful position within the layout. To the rear, the kitchen/dining room offers generous surface space, good storage and room for a dining table, creating a sociable and practical environment for everyday use. A modern bathroom and a useful store cupboard complete this level.

On the lower ground floor, a particularly spacious bedroom offers excellent proportions and versatility, easily accommodating additional furnishings. This level also includes the third bedroom/study, also ideal for tenants who need a dedicated work-from-home area. A second shower room adds convenience, making the home especially suitable for those wanting more privacy and flexibility.

There is also direct access to a private outside area, providing a welcome space for fresh air, dining or relaxing in the warmer months.

Alexandra Road is positioned within a highly regarded pocket of Leyton and Leytonstone, known for its friendly neighbourhood atmosphere and excellent connectivity. The property is well located for Leyton Midland Road Overground, with Central Line stations at Leytonstone and Leyton also within easy reach, providing fast and direct routes into Stratford, the City and the West End. Frequent bus services run throughout the area, while local cycling connections make commuting or travelling across East London straightforward.

The nearby Francis Road Village area has become a much-loved destination, offering an array of independent cafés, bakeries, restaurants and boutique shops that contribute to the area's unique character. Everyday amenities such as

supermarkets, gyms and convenience stores are close at hand, ensuring everything tenants need is easily accessible.

Green spaces are another major attraction of the location. Coronation Gardens and Abbots Park offer open areas for sports, picnics and relaxation, while Hollow Ponds and the broader landscapes of Epping Forest provide expansive natural surroundings perfect for weekend walks, jogging and outdoor recreation. SORRY NO SHARERS.