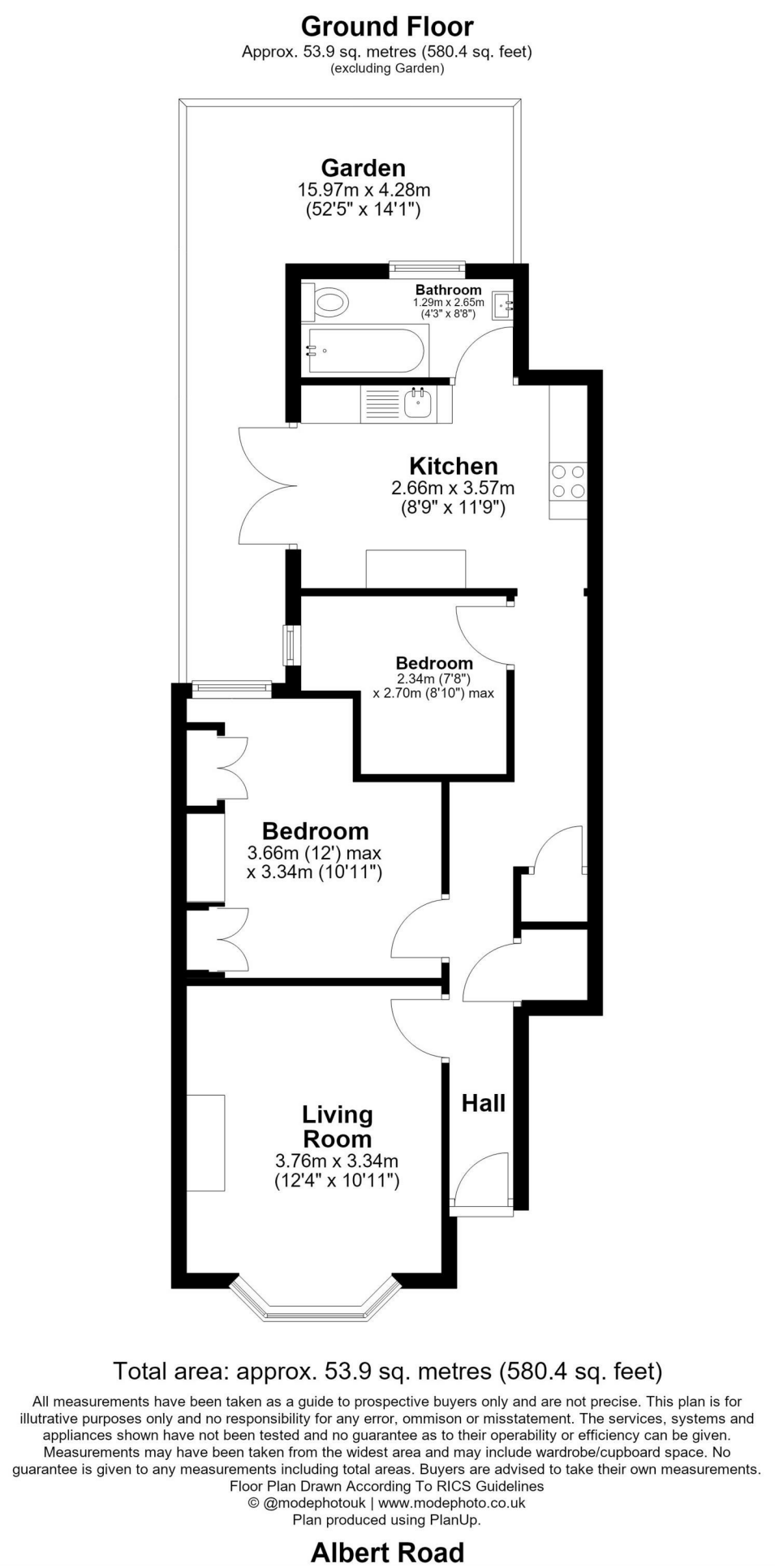




Albert Road, Leyton

Offers In Excess Of £500,000 Leasehold - Share of Freehold

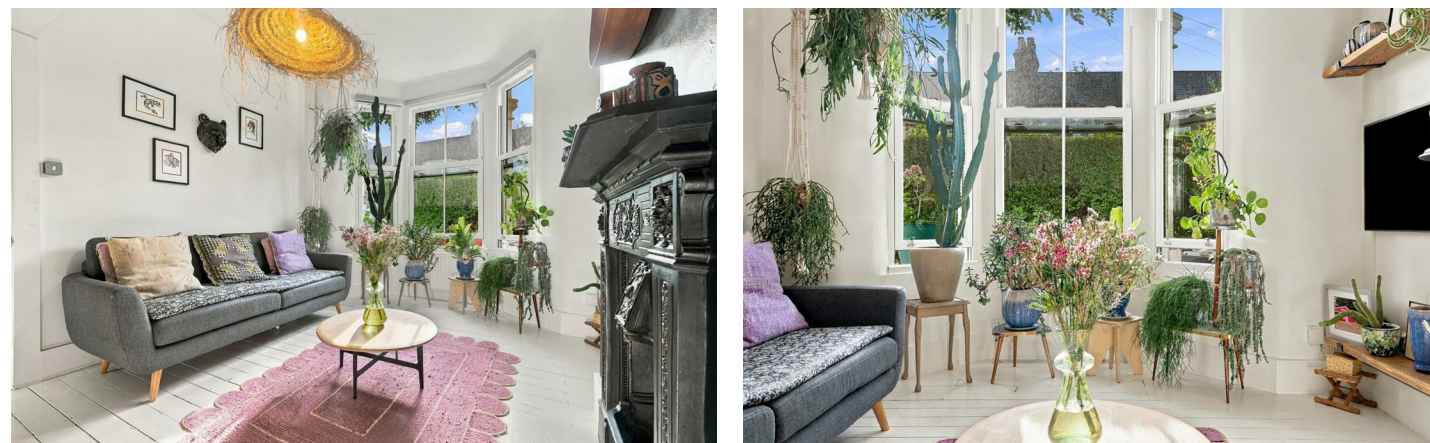
- Ground floor, garden flat
- Two bedrooms
- Beautifully presented throughout
- 0.2 Miles from Francis Road
- 0.7 Miles from Leytonstone High Road and Central Line Station
- Period conversion
- Direct access to a private, landscaped garden
- Period features
- 0.5 Miles from Leyton Midland Road Station

Albert Road, Leyton

Petty Son & Prestwich are delighted to offer this beautiful two bedroom, ground floor garden flat to market, close to Francis Road. Positioned towards the upper end of Albert Road, this beautifully presented two bedroom apartment is perfectly placed between two popular local hubs.



Council Tax Band: B



Just 0.2 miles away, Francis Road offers a brilliant mix of independent cafés, neighbourhood shops, bars and eateries, whilst Leytonstone High Road, approximately 0.7 miles away, provides an even broader choice of independent businesses and familiar High Street names, including a Marks & Spencer Foodhall.

Transport connections are equally convenient, with Leyton Midland Road Station around 0.5 miles away, Leytonstone Central Line Station approximately 0.6 miles away and Leytonstone Overground Station around 0.7 miles away. For those heading further afield, there is also easy access to the North Circular and M25.

Set on the ground floor of an attractive Victorian terrace, the apartment blends original period character with a more contemporary aesthetic. Beautiful retained features include fireplaces, exposed floorboards and traditional sash windows, whilst a modern, considered colour palette brings a fresh feel to the space and complements the property's period detailing. The result is a characterful two bedroom home with a smart, contemporary feel.

An elegant reception room sits to the front, leading through to two bedrooms: a cosy single room finished in vibrant yellow and white striped wallpaper, and a generous principal bedroom with blush-pink floor-to-ceiling storage framing the original fireplace.

To the rear, the contemporary kitchen has been thoughtfully designed to balance practicality with the character of the property. French doors open directly onto the apartment's patio and private garden, creating a natural flow between the kitchen and outside space, perfect for summer entertaining. Every detail of the kitchen has been considered, from the cooker recessed into the chimney breast and framed by a characterful brick splashback, to the adjoining alcove, cleverly used for storing cookery books. White gloss cabinetry then brings a clean, contemporary contrast, tying neatly into the wider aesthetic of the apartment. A bright, fully tiled modern bathroom completes the accommodation, with the added bonus of a cat flap for all those cat lovers!

Outside, a private landscaped garden extends from the sunken patio, stepping up to a generous lawn and large shed, providing plenty of additional storage and a welcome dose of private outdoor space.

Lease Information: 999 years from 10th August 2018 (990 currently remaining)
Service Charge: N/A
Ground Rent: N/A
EPC Rating: C72
Council Tax Band: B
An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £18.00 + VAT per person.

Reception Room
12'4" x 10'11"

Kitchen
8'9" x 11'9"

Bedroom
12'4" x 10'11"

Bedroom
12' x 10'11"