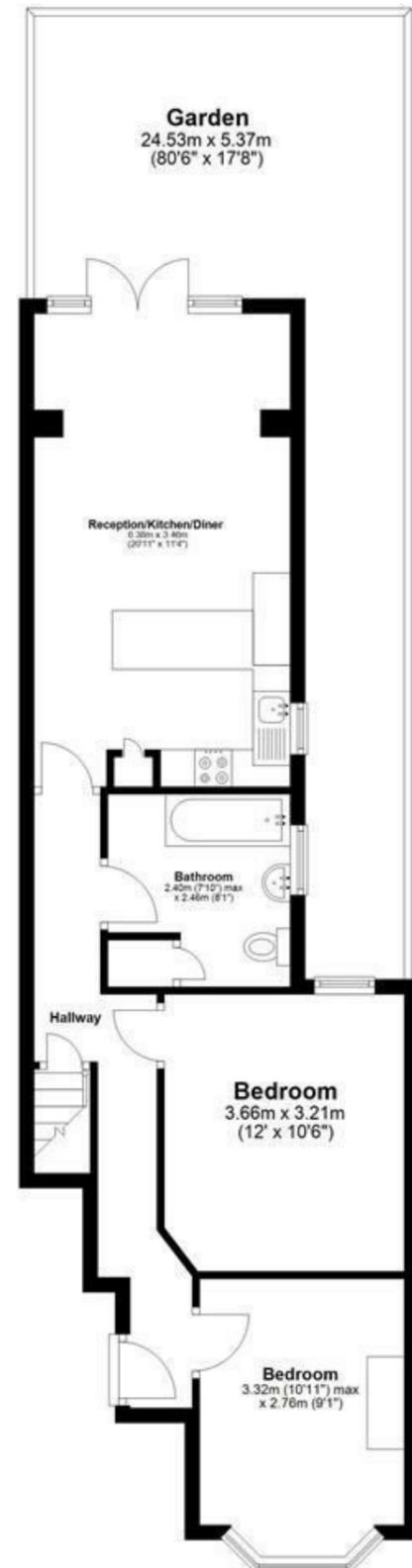
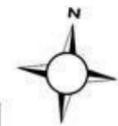
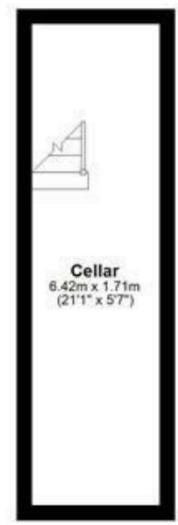


Ground Floor
Approx. 60.5 sq. metres (651.7 sq. feet)



Basement

Approx. 11.0 sq. metres (118.2 sq. feet)



Total area: approx. 71.5 sq. metres (769.8 sq. feet)
Leybourne Road



Leybourne Road, Leytonstone

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

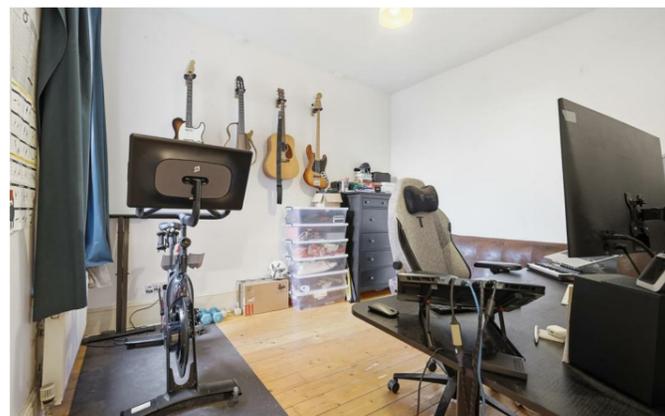
- Two double bedrooms
- Chain free
- Period features
- Share of Freehold with long lease
- Desirable Bushwood location
- Private garden
- 0.5 miles for Leytonstone Central line Station

Leybourne Road, Leytonstone

Moments from the sprawling greenery of Bushwood and just half a mile on foot to Leytonstone Station, this two double bedroom, period garden flat is idyllically situated.



Council Tax Band: C



Just a stone's throw from the green expanse of Bushwood and only half a mile on foot from Leytonstone Station, this period garden flat is perfectly placed. Set towards the quieter end of Leybourne Road in the sought-after Bushwood area of Leytonstone, the property sits just a few hundred feet from Bushwood itself, giving you wide-open routes through woodland towards Aldersbrook and Wanstead Flats. Head the other way for half a mile or less, and you're at Leytonstone Station with quick links into central London, or popping into one of the local independent coffee spots or the M&S Food Hall for your essentials. Set within a charming period building, this spacious apartment occupies the entire ground floor of the original house, offering generous proportions throughout. Two double bedrooms sit at the front of the property; one featuring original plasterwork, a bay window, and a retained chimney breast, while the second overlooks the private rear garden and benefits from a removed chimney breast, creating a more open feel. The bathroom, located just beyond, is generously sized and has a window to allow for natural light and ventilation. To the rear, the apartment opens into a bright, open-plan space, with a modern kitchen complete with breakfast bar flowing into a sitting and dining area. Double doors lead out to a private rear garden, which includes a large side return, patio, lawn, storage shed, and raised planting at the rear. Additional benefits include access to a private cellar, perfect for storage, and a share of the freehold.

Lease Information: 999 years from 29 September 1988 (961 years currently remain)

Service Charge: N/A

Ground Rent: N/A

EPC Rating: C69

Council Tax Band: C

An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £18.00 per person.

Reception/Kitchen/Diner

20'11 x 11'4

Bedroom

10'11 x 9'1

Bedroom

12'0 x 10'6

Bathroom

7'10 x 8'1