



Apple Road, Leytonstone. E11 4YH.



PRICE  
£450,000  
To  
£475,000

## Transport Information

Leyton Station is 0.5 Miles away for the Central Line, and Leytonstone High Road Station for the Suffragette Line is also 0.5 miles away with a plethora of bus routes nearby.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		88
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		

These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement.

## What's next?

If you are interested in viewing this property or putting in an offer please call the office on 02084705252.

We are based just two doors down from East Ham Station.

- Two Double Bedrooms
- Terraced House
- Upstairs Bathroom and Downstairs W/C
- Freshly Renovated and Ready to Move-In
- Great Location and Investment
- Chain Free and Vacant







## Apple Road, Leytonstone. E11 4YH.

Guide Price: £450,000 to £475,000 F/H

Please be aware this is a sale by tender property, and the prospective purchaser may have to pay an Introduction Fee to Aston Fox and viewings are strictly by appointment ONLY.

Lovely modern family home that's ready to move straight into!

Located on this quiet turning in Leytonstone is this newly refurbished and very well-presented 2-bedroom modern terraced house which is an ideal first-time purchase or investment property.

The property boasts of a large lounge leading out to the garden, modern fitted kitchen, and w/c, then to the first floor there is the family bathroom and two very good size double bedrooms. Externally the rear garden is ideal in the summer months as it receives the sunshine the whole day through and has the potential to be a great space for children to play or to sit and enjoy a tranquil coffee.

There are generous storage solutions throughout, there's ample room for all your belongings, from suitcases to seasonal gear, leaving no space underutilised.

Leytonstone's superbly-equipped leisure centre is less than five minutes' walk, for a wide range of facilities including pool, gym, sports hall, health suite and spa. Living here offers a fantastic blend of convenience, accessibility, and proximity to both natural escapes and urban amenities.

For those who crave relief from urban life, the tranquil woodland of Epping Forest and the wide-open spaces of Wanstead Flats make a coveted daily dose of greenery easily accessible by foot from home.

Leytonstone High Road and the surrounding area is filled with a variety of cafes, pubs, and restaurants, catering to everything from traditional English fare to diverse international cuisines. The area has plenty of supermarkets, independent stores, and local markets, making grocery shopping and everyday errands easy and convenient. For anything else, look no further than Westfield Shopping centre for all your high street brands only 2 stops away.

Council Tax Band: C

Council: Waltham Forest

196 High Street North, East Ham, London E6 2JA

T 020 8470 5252

F 020 8471 5922

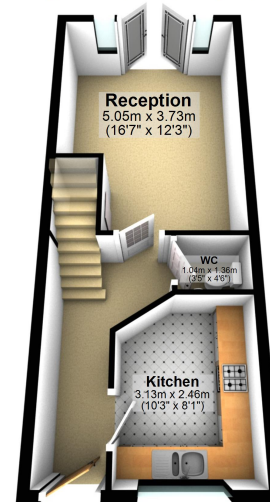
W [astonfox.com](http://astonfox.com)

## What the owner says...

I've both lived here and rented it out for many years, and it's a great location. Everything is very nearby and well connected, but you're set away from the main busy streets so it's great.

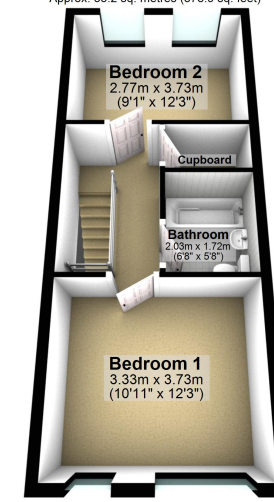
### Ground Floor

Approx. 35.2 sq. metres (378.9 sq. feet)



### First Floor

Approx. 35.2 sq. metres (378.9 sq. feet)



Total area: approx. 70.4 sq. metres (757.8 sq. feet)  
Apple Road, Leytonstone

## Accommodation

### Ground Floor

#### Reception Room

16' 7" x 12' 3" (5.05m x 3.73m)

#### Kitchen

10' 3" x 8' 1" (3.12m x 2.46m)

#### W/C

4' 6" x 3' 6" (1.37m x 1.07m)

#### Garden

30' (9.14m)

## 1st Floor

#### Bedroom One

12' 3" x 11' 3" (3.73m x 3.43m)

#### Bedroom Two

12' 4" x 9' 1" (3.76m x 2.77m)

#### Bathroom

6' 8" x 5' 8" (2.03m x 1.73m)

