



2 Palamos Road, London

£650,000 Freehold

CHAIN FREE • CLOSE TO LEYTON JUBILEE PARK • LARGE BASEMENT • EXCELLENT SCHOOLS • OPEN PLAN GROUND FLOOR • PLENTIFUL PERIOD FEATURES

E10
Homes

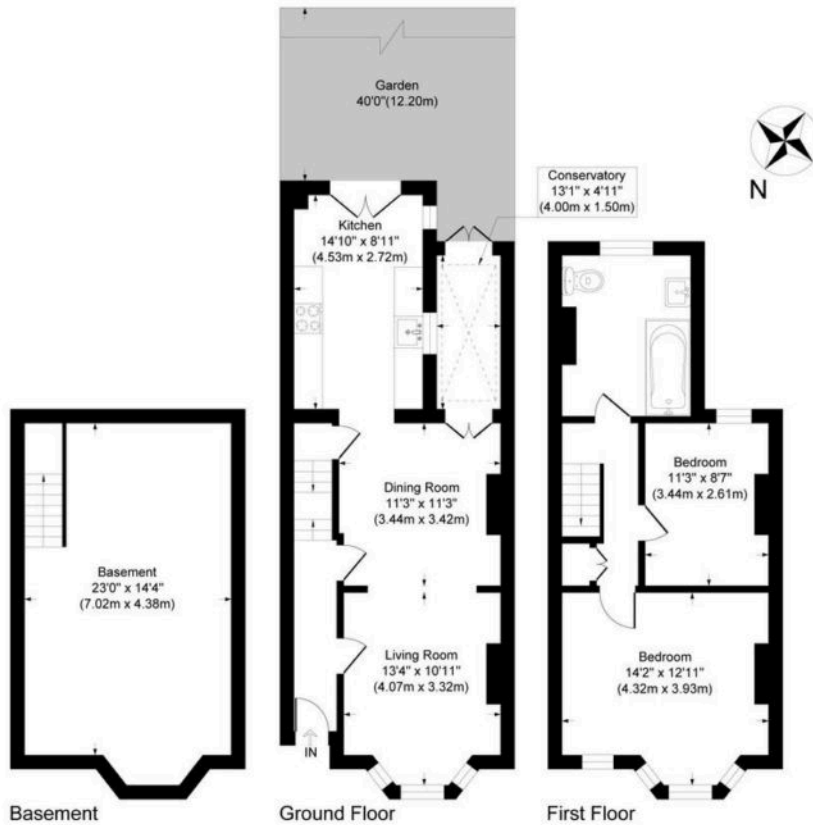
Arriving through your brick arched entrance and smart red front door, you'll step into a long entrance hall with access to your reception and dining rooms. With an open plan design, connected by an open archway, your living and dining spaces combine to offer a total floorspace of 260 square feet, with immaculately polished original floorboards underfoot throughout. There's a bright bay window, dressed in custom bistro shutters with a charming window seat, to the front, as well a working original fireplace with tiled hearth. Through in the dining room, the inglenook fireplace has been sealed and tiled to create a unique seating area and French doors lead through to a UPVC glazed conservatory and then on to your South East facing rear garden. Back inside, a second doorway connects your dining room to your kitchen, where you'll find a handsome arrangement of glossy white Alno cabinets, chunky wooden worktops, a double Butler sink and a beautiful red Aga with dual hotplates. There's also a Siemens fridge freezer, integrated AEG dishwasher and Bosch washing machine. A set of double French door provide more access to your



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Approximate Gross Internal Area
 Basement = 31.7 sq m / 341 sq ft
 Ground Floor = 50.1 sq m / 540 sq ft
 First Floor = 41.3 sq m / 445 sq ft
 Total = 123.1 sq m / 1326 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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