



Flat 1, 68 Lindley Road, London

£450,000 Leasehold

STYLISH AND SPACIOUS • TWO BEDROOM GROUND FLOOR APARTMENT • MOMENTS FROM FRANCIS ROAD •
OVERGROUND AND TUBE WITHIN EASY REACH • LENGTHY PRIVATE REAR GARDEN • FOLLOW US ON INSTA
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Homes



First impressions are appealing – there's some handy secure storage in your front yard and that classic Victorian frontage is suitably striking. Inside, your bay windowed front reception totals 150 square feet, with blonde hardwood flooring and a pristine white paintjob making the most of the natural light. That blonde hardwood flows on into your hallway, finished in a two tone colour scheme; mustard yellow up to the dado rail and white above. Your first bedroom features soft grey carpet and another two tone paintjob, this time brilliant white runs up to the picture rail before giving way to dramatic forest green to the ceiling. Moving on, your bathroom's just as striking. A rainfall shower sits above the L-shaped tub, with a graphite trimmed glazed screen and navy metro tile backdrop. There's more boutique style, with a sleek vanity unit and matt black heated towel rail. Your kitchen's every bit as striking, with rich timber work surfaces above facing flanks of seamless cabinetry and geometric floor tiling. Chrome fittings, white paintwork and brass fittings complete things. Step out into your garden to find your sheltered side return blooming out into a substantial patio (with more outdoor storage) before giving way to a lush length of lawn and timber fencing running down either side, surrounded by beds. Finally, your dual-aspect rear bedroom is another generous double, warmly carpeted and finished in a soothing pastel pink.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

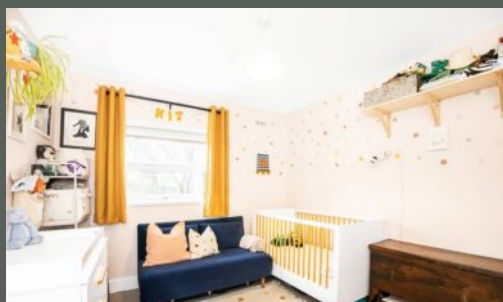


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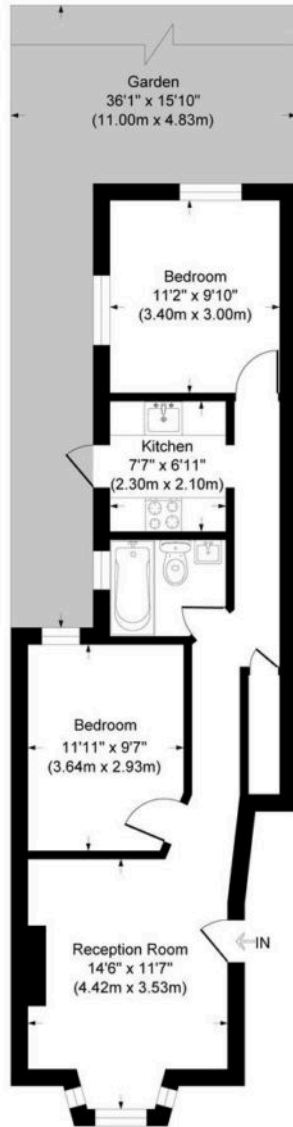


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As promised Francis Road starts just three minutes away. Explore here for a range of independent, artisanal cafes and coffee spots. You can also pick from a choice of expertly curated vintages at Yardarm wine shop or flip through the vinyl racks at Dreamhouse Records. Just as close in the other direction, you have High Road Leyton, home to all your day to day necessities as well as its own choice of bars and cafes. Be sure to check out the splendid surroundings of the Leyton Engineer, sat in the Grade II listed old town hall. The lushly landscaped Coronation Gardens and the open green spaces of Leyton Jubilee Park are both around a half mile away on foot, with the wilderness of Hackney Marshes can be yours inside half an hour. Leyton tube is less than fifteen minutes on foot, for the Central line and direct eleven minute connections to Liverpool Street. Tottenham Court Road, for the West End, is just nine minutes further. Alternatively, Leyton Midland Road Overground is just as close, linking you to the Gospel Oak to Barking Riverside line. Under the arches here, you'll find fantastic food and drink spots like Gravity Well Taproom. Council Tax band: A





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Lindley Road

Approximate Gross Internal Area
Total = 53.6 sq m / 578 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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