



Ferndale Road, London, E11 3DN

Asking price £325,000

Sandra Davidson are pleased to present this good size one bedroom Victorian conversion ground floor flat situated in a popular road off Leytonstone High Road and within walking distance to local amenities and transport links. The property benefits from gas central heating, double glazed windows, own rear garden, long lease and comprises:-

- Double Bedroom
- Lounge
- Fitted Kitchen/Diner
- Bathroom/w.c
- Long Lease
- Own Rear Garden





COMMUNAL ENTRANCE

Via partly glazed wooden door to communal entrance hall with laminate wooden flooring and wooden door to;

LOUNGE 16'1 x 12'1 (4.90m x 3.68m)

Double glazed bay window to front, laminate wooden flooring, radiator, coving, dado rail.

BEDROOM 14'6 1/2 x 10' (4.42m x 3.05m)

Double glazed casement window to rear, laminate wooden flooring, radiator, coving.

KITCHEN/DINER 11'2 x 10' (3.40m x 3.05m)

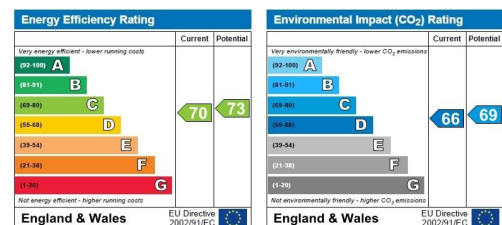
Fitted wall and base units, work surface, single bowl single drainer stainless steel sink unit, integrated electric oven and hob with extractor hood, plumbing for washing machine, space for fridge, radiator, wall mounted boiler, vinyl flooring, partly tiled walls, double glazed casement window to flank, wooden door to flank, door to;

BATHROOM 9'9 x 5'8 (2.97m x 1.73m)

Coloured suite comprising panelled bath, low level w.c, wash basin inset in vanity unit, radiator, partly tiled walls, vinyl flooring, double glazed opaque window to rear.

EXTERIOR

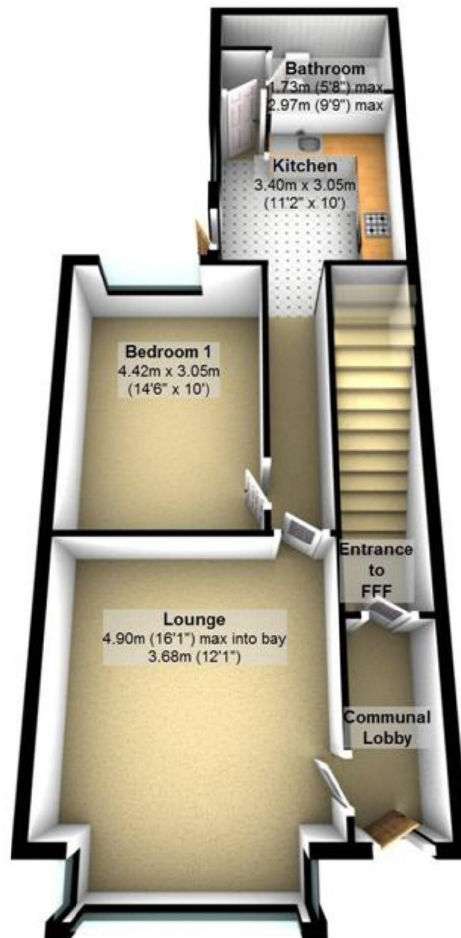
The rear garden is approximately 50' with paved patio area remainder to lawn.





Ground Floor

Approx. 67.3 sq. metres (724.2 sq. feet)



Total area: approx. 67.3 sq. metres (724.2 sq. feet)

This plan is for illustration purposes only and may not be representative of the property
Plan created by Sandra Davidson Estate Agents

www.sandradavidson.com
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