



Ferndale Road, London, E11 3DN

Offers in excess of £300,000

Sandra Davidson are pleased to present this good size one bedroom Victorian conversion first 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, long lease and comprises:-

- Double Bedroom
- Fitted Kitchen/Diner
- Lounge
- Long Lease
- Double Glazed Windows
- Bathroom/w.c



COMMUNAL ENTRANCE

Via partly glazed wooden door to communal entrance hall with laminate wooden flooring and wooden door leading to carpeted stairs to first floor;

LANDING

Fitted carpet, access to loft space.

LOUNGE 15'6 X 14'8 (4.72m X 4.47m)

Double glazed casement window to front with radiator under, further double glazed casement window to front, fitted carpet, radiator.

BEDROOM 14' X 10'1 (4.27m X 3.07m)

Double glazed casement window to rear, fitted carpet, radiator coving.

KITCHEN/DINER 10'11 x 10' (3.33m 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, partly tiled walls, vinyl flooring, radiator, double glazed casement window to flank.

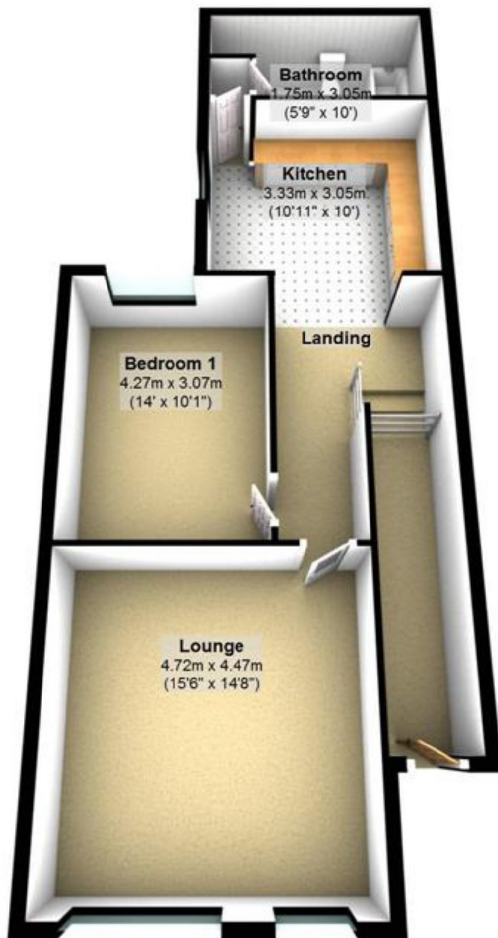
BATHROOM 10'1 X 5'9 (3.07m X 1.75m)

White suite comprising panelled bath with shower attachment, low level w.c, pedestal wash hand basin, radiator, partly tiled walls, vinyl flooring, double glazed opaque window to rear.



First Floor

Approx. 61.9 sq. metres (666.1 sq. feet)



Ground Floor

Approx. 12.5 sq. metres (134.6 sq. feet)



Total area: approx. 74.4 sq. metres (800.7 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

Plan produced using The Mobile Agent.