



KINGSLY ESTATE AGENTS

3 Bedroom Flat for Sale - £375,000

Fairlop Road, London, UK, E11 1BJ



• THREE BEDROOM • FIRST FLOOR FLAT • EPC RATING C • COUNCIL TAX BAND B • SHARE OF FREEHOLD

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Reg. Company: Kingsly Estate Agents Limited. Reg. Number: 15835275
Reg. Address: 5 Braemore Court, Cockfosters Road, Barnet, EN4 0AE, England

Description

Offered to the market this spacious first floor three-bedroom flat presents an excellent opportunity for both homebuyers and investors alike. Positioned within a well-maintained purpose-built block, the property offers bright and well-proportioned accommodation with potential to personalise.

Internally, the flat comprises a generous reception room, separate kitchen, three bedrooms, and a family bathroom. The layout is both practical and versatile, well-suited for families or professionals seeking additional space for home working or guest accommodation. The property also benefits from large windows that allow for plenty of natural light throughout.

Share of Freehold

Location

Situated on Fairlop Road in the heart of Leytonstone, E11, the property enjoys a highly desirable location with easy access to local amenities. Leytonstone High Road offers a range of independent shops, cafes, and restaurants, while the green open spaces of Wanstead Flats and Hollow Pond are nearby, ideal for weekend walks and outdoor recreation.

Excellent transport links are also on offer. Leytonstone Underground Station (Central Line) is within walking distance, providing swift connections to the City, West End and beyond. There are also several bus routes and good road connections via the A12 and A406.



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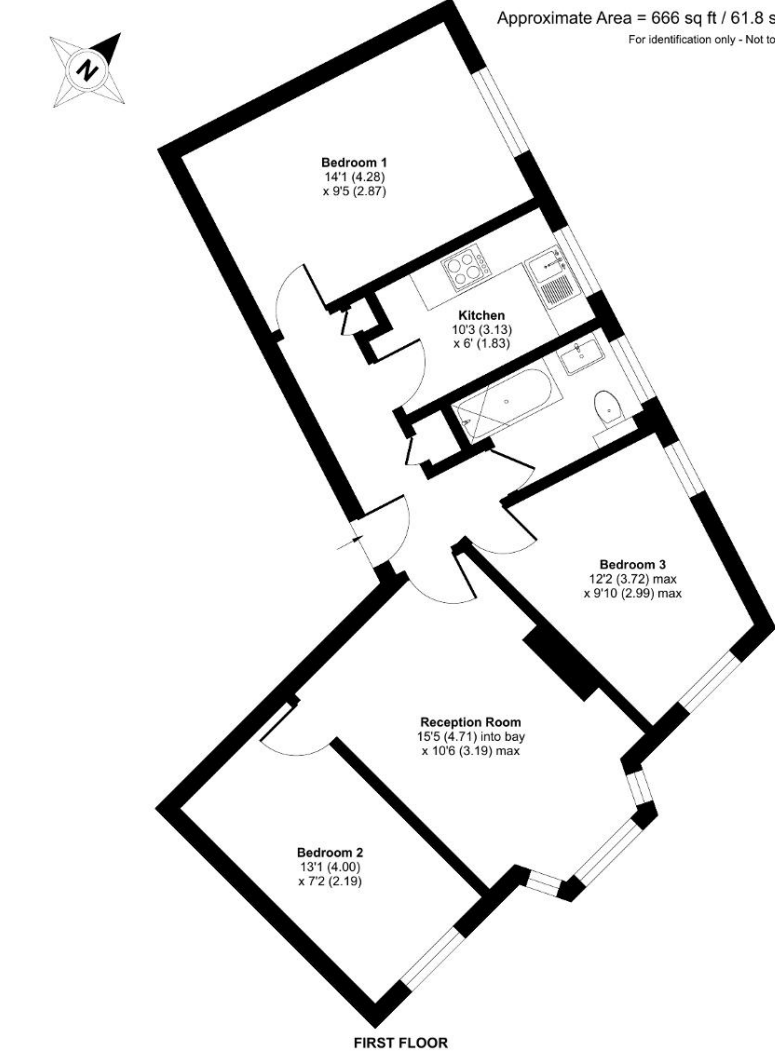
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Fairwood Court, Fairlop Road, London, E11

Approximate Area = 666 sq ft / 61.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Kingsly Estate Agents, Southgate. REF: 1312610

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

