



# Oakdale Road, Leytonstone, E11

Asking Price: £400,000

Benham  
& Reeves

# Oakdale Road, Leytonstone, E11

 2 Bedroom (s)  1 Bathroom  Share of Freehold

This well-presented top-floor property features two generously sized bedrooms, a bright and spacious reception room, a fitted kitchen, and a modern bathroom. Additional benefits include gas central heating, double-glazed windows throughout, and access to a large shared rear garden, providing ample outdoor space to relax and enjoy.

Ideally located, the property offers convenient access to both the A406 North Circular and the A12, making travel across London and beyond straightforward. Leyton and Leytonstone Underground stations are both within easy walking distance, providing direct Central Line services to London Liverpool Street and the City.

Oakdale Road is a quiet residential street in the heart of Leytonstone, offering excellent access to a wide range of local shops, amenities, and transport links.

Leytonstone continues to be one of East London's most sought-after and rapidly evolving neighbourhoods, attracting both buyers and tenants alike. The highly desirable Leyton and Leytonstone area is particularly popular, known for its vibrant community atmosphere, independent cafes, restaurants, pubs, and green spaces, making it an excellent place to enjoy.





## Property Features:

- Top Floor
- Two Double Bedrooms
- Well Presented Throughout
- Shared Garden
- Separate Entrance
- No Chain
- Excellent location

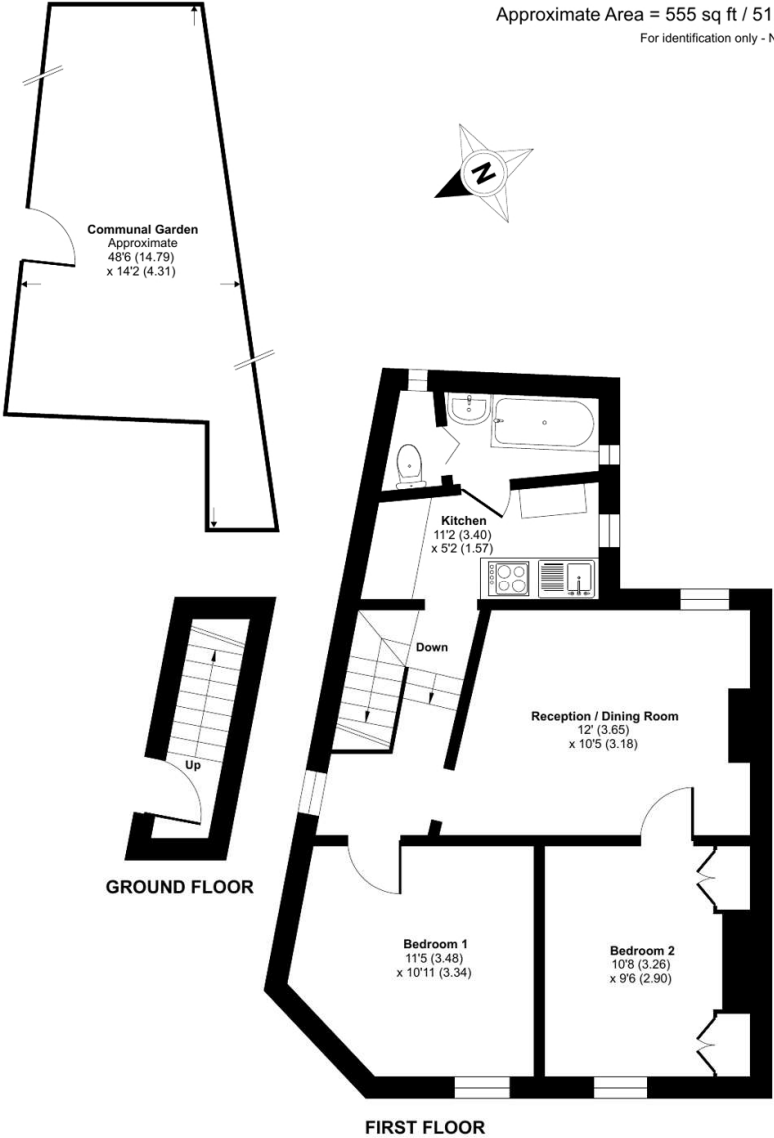


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## Oakdale Road, London, E11

Approximate Area = 555 sq ft / 51.5 sq m  
For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	66 D
39-54	E		
21-38	F		
1-20	G		

## Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price: £400,000

Tenure: Share of Freehold  
Lease Expires 01/01/2172  
Approximately 145 Years Remaining

Ground Rent: Nil

Service Charge: Nil

Anticipated Rent: £1,800.00 pcm  
Approx. 5.4% Yield

## Viewings:

All viewings are by appointment only through our Canary Wharf Office.

Our reference: KEN260116

T: 020 8036 3200

E: [canarywharf.sales@benhams.com](mailto:canarywharf.sales@benhams.com)

W: [www.benhams.com](http://www.benhams.com)

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