



Guide Price £425,000 - £450,000.

850 SqFt (79 SqMtr) 2 bedroom, 2 reception Ground Floor Maisonette benefiting from a new 999 year lease, garden and garage. Conveniently situated close to Leytonstone & Leyton stations which will get you to Liverpool Street in a just eleven minutes, or Tottenham Court Road in twenty. The thriving new social hub of Francis Road is just a few minutes walk, recently part-pedestrianised and home to many independent cafes, shops and bars.

Entrance/Kitchen

5 x 2.2 (16'4" x 7'2")

Range of High Gloss base and eye level wall units with rolled edge work surfaces, space for washing machine, space for fridge, space for oven. Sky light window, coving to ceiling, tiled walls and floor, door to lobby, door to hallway and door to Reception Room.

L Shape Lobby

Velux window, Narrow door to garden, tiled floor, doors to;

WC

1.0 x 1.1 (3'3" x 3'7")

Close coupled WC

Shower

1.7 x 1.0 (5'6" x 3'3")

Window, fully tiled walls and floor, shower over.

Lounge

5.5 x 3.5 (18'0" x 11'5")

Double glazed window, coving, radiator, laminate flooring, doors to bedrooms and hallway.

Bedroom

3.8 x 2.9 (12'5" x 9'6")

Double glazed window, coving.

Bedroom

3.0 x 3.8 (9'10" x 12'5")

Double glazed window, coving.

Hallway

4.2 x 0.894 (13'9" x 2'11")

Radiator, understairs cupboard, tile effect laminate flooring.

Reception

5.7>3.0 x 3.5>2.0 (18'8">9'10" x 11'5">6'6")

Dual aspect double glazed window and doors to courtyard garden, coving, radiator, door to;

Bathroom

2.4 x 1.3 (7'10" x 4'3")

Double glazed window, 3 piece white suite comprising panel enclosed bath with mixer tap shower attachment, close coupled WC, pedestal hand basin, chrome heated towel rail, tiled walls and floor.

Exterior

Courtyard garden giving access to detached garage.

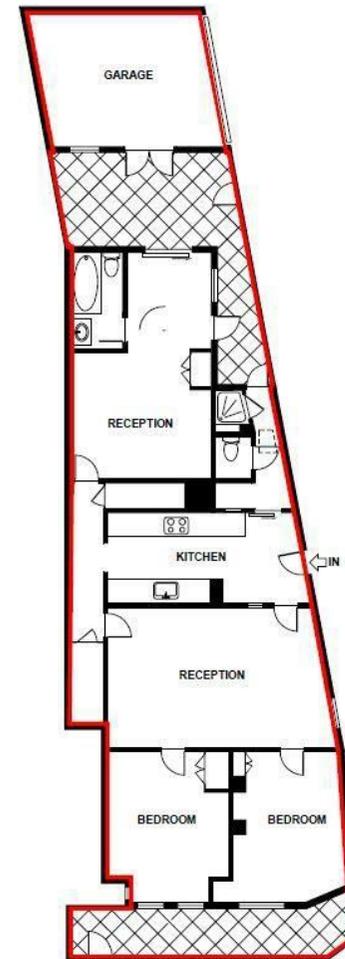
Garage

3.4 x 2.5 (11'1" x 8'2")

Up and over door to street and side door to courtyard garden.

Lease

The property has just been granted a new 999 year lease.



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | A | | |
| B | | | |
| C | | | |
| D | | | |
| E | | | |
| F | | | |
| G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | A | | |
| B | | | |
| C | | | |
| D | | | |
| E | | | |
| F | | | |
| G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |