A modern, minimalist interior of a house. The living area features a large, light grey tufted sofa. A white, glossy coffee table is in the foreground. To the right, a tall black cabinet stands against the wall. A large, black-framed mirror with a grid pattern is mounted on the wall. The kitchen area is visible in the background, featuring white cabinetry and a brick backsplash. A breakfast bar with a dark countertop and two glasses is on the left. Three pendant lights hang over the bar. Large windows and a skylight provide natural light. The floor is made of dark wood.

Essex Road, London, E10

Offers In Excess Of
£500,000 Freehold

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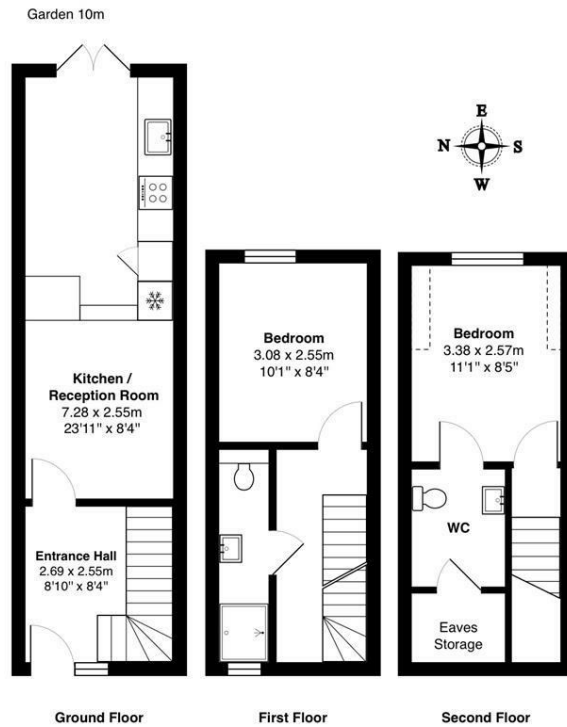
Welcome to Essex Road, E10 – an architecturally stunning new build 2-bedroom home, offering modern living in the heart of vibrant Leyton.

Set across three floors, this immaculate home boasts a light-filled kitchen and living space, complete with two bedrooms and direct access to a private rear garden, ideal for entertaining or relaxing outdoors.

Situated on a quiet residential street, just a short walk to Leyton Midland Road Overground and under 15 minutes to Leyton Tube Station (Central Line), providing fast links into Stratford, the City and West End. Enjoy nearby amenities including Francis Road's independent shops and cafes, Coronation Gardens, and Westfield Stratford City.

Viewing by appointment only.





Total Area: 60.9 m² ... 656 ft²

All measurements are approximate and for display purposes only.



Disclaimer: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No Harris and Company employee has the authority to make or give any representation or warranty in respect of the property. Money laundering regulations 2003: Intending purchasers will be asked to provide identification documentation and we would ask for your co-operation to prevent delays in agreeing the sale.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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