



Lea Bridge Road, E10 7LN
London





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Guide Price- £290,000 - £310,000

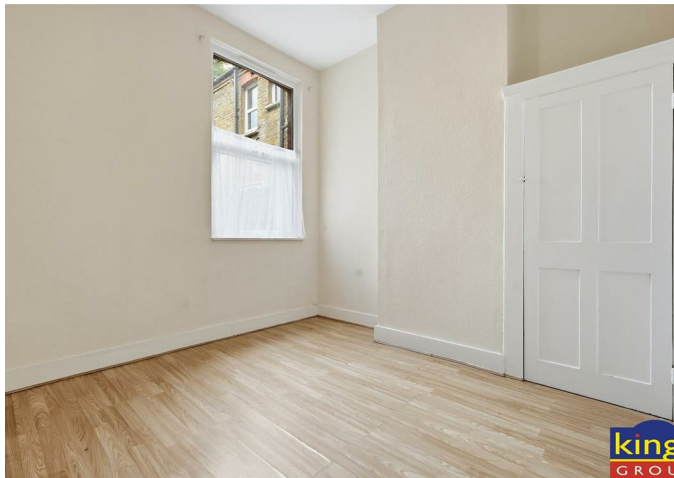
Nestled on the vibrant Lea Bridge Road, this charming house offers a delightful living experience. Spanning an impressive 753 square feet, the property features two well-proportioned bedrooms, making it ideal for small families or professionals seeking a comfortable home. The inviting reception room provides a perfect space for relaxation or entertaining guests.

The house boasts a modern bathroom, ensuring convenience and comfort for its residents. One of the standout features of this property is the shared rear garden, which offers a tranquil outdoor space to unwind and enjoy the fresh air.

Location is key, and this property does not disappoint. It is conveniently situated within walking distance of Lea Bridge Station, providing excellent transport links for commuters. Additionally, local shops are just a short stroll away, catering to all your everyday needs.

Being chain-free, this property presents a smooth transition for potential buyers, allowing for a quicker move-in process. Whether you are looking to invest or find your next home, this house on Lea Bridge Road is a wonderful opportunity not to be missed.

Guide Price £290,000



- Chain Free
- Shared Rear Garden
- Walking Distance to lea bridge road station

- Potential for a new lease on completion
- Ground Floor Ex-Warner Flat
- Ease of access to local shops

Lease Details:

Lease Length: 60 Years Remaining

Service Charge: £0

Ground Rent: Ask Agent

Reception Room 10'9 x 10'5 (3.28m x 3.18m)

Kitchen 8'7 x 7'10 (2.62m x 2.39m)

Bedroom 10'9 x 10'8 (3.28m x 3.25m)

Bedroom 11'3 x 10'11 (3.43m x 3.33m)

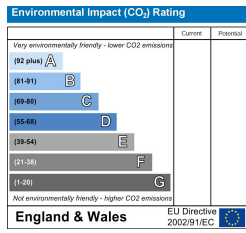
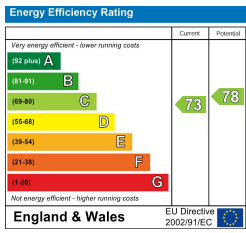
Bathroom



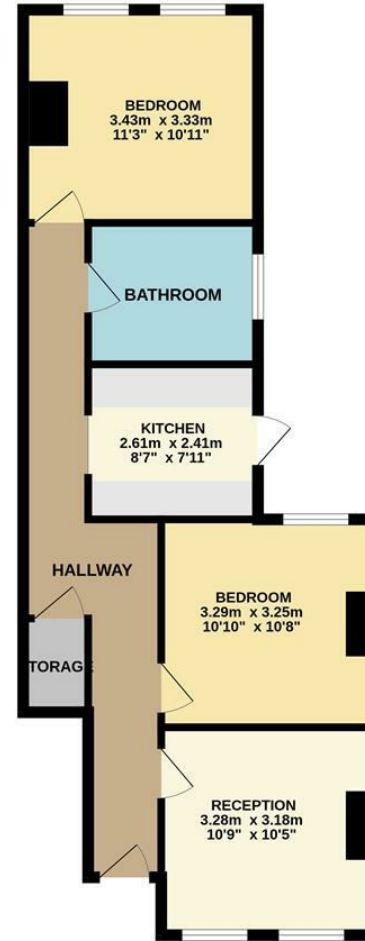
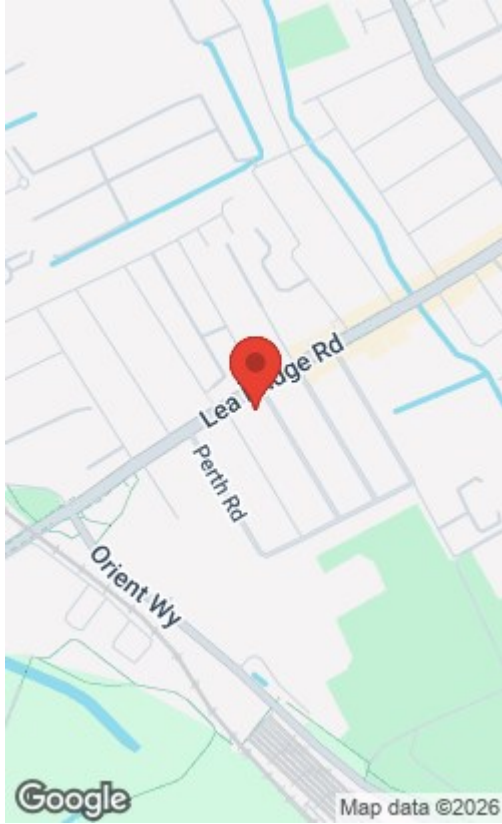








GROUND FLOOR
70.0 sq.m. (753 sq.ft.) approx.



THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

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