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**Buckingham Road, London, E10 5GS**  
**Offers In Excess Of £400,000**



Modern, Crisp & Harmonious, this amazing two bedroom sixth floor apartment comes with a ultra-modern feel that will be sure to envisage the perfect contemporary lifestyle. Boasting allocated parking via a secured a private gated road, two well-sized double bedrooms and two bathrooms as well as offering a 30ft south facing private balcony, this fantastic state-of-the-art home will be sure to tick all the boxes you have been so desperately looking for. Providing a plethora of built in storage space as well as only being constructed less than fifteen years ago, all contributes to the modern way of life that will be sure to meet all your needs and requirements. The property is fitted with an unbelievable hallmark that will inspire any football fan the purchase without a second thought. The two fully double glazed windows located in the entrance hall give unobstructed views from above the Tommy Johnston South Stand of Brisbane Road. Leyton Orient FC have just been promoted to the English football league one and you have the opportunity to follow the O's throughout their battle of their new prestigious league.

Property Showcases

The Glorious Leyton Coronation Gardens intertwine and lead to a common entrance that boasts a modern video entry system for added security. As you make your way through the communal entrance you are presented with both a staircase and lift that will take you to your own front door located on the sixth floor of the building. As you enter your new home you are greeted with a spacious and bright entrance hall that benefits from a substantial utility cupboard where you can store a multitude of household items to prevent cluttering up your gorgeous living space. The generously sized open plan lounge/kitchen/diner is located just off of the entrance hall and is flooded with light from a sizeable double glazed door and window that leads to your private 30ft south facing balcony. The balcony overlooks the Coronation Gardens and allows you to take advantage of the privacy and seclusion of this gorgeous space, ensuring you savour every last bit of sun in the summer months. The fully integrated kitchen is laid out on the opposite side to the balcony and here you can enjoy all the modern day appliances needed to create that signature home dish. Two well-sized double bedrooms are also accessed from the entrance hall and the main is appointed with floor to ceiling built in wardrobes as well as coming with a fully tiled en-suite shower room. A large and spacious family bathroom is the last room accessible from the entrance hall and here you will discover a wall hung low level flush w/c as well as a heated towel rail and a generously sized bath tub that is the ideal place to relax and unwind after a hard day's work.

Location

Situated on an ultramodern and sleek development, your new property has access to an abundance of communal benefits. Set back from the gorgeous tree-lined street of Oliver Road, the private access to Mcfadden Court allows for secure and exclusive access to your new home. Abbotts Park, Jack Cornwall Park & Brewster Road Park are all within a fifteen minute walk from your own front door and all provide their own facilities to accommodate a wide range of recreational uses. Whether you are looking to indulge in a bit of tennis at Abbotts Park, take the dogs for a walk around Brewster Road Park or keep the little ones entertained for hours on end at the playground at Jack Cornwall Park, this properties prized location allows for everything and more. Once you have finished exploring the local parks, you can delve into the wide array of independent businesses located on the Leyton High Road itself. You can find sustainably-sourced fresh fish at John Dory Seafood, or if you are looking to venture slightly further out, then the alluring and popular Francis Road is just a short eight minute walk away and you will can discover the local favourites such as The Red Lion Pub, Wild Goose Bakery, Perky Blinders Coffee and much more alike. Transportation links are also in huge supply, five bus stops are all under 0.1 miles from your front door and offer a vast array of travel locations. Leyton & Leytonstone stations are 0.4 miles and 1.2 miles from the property respectively and both grant access to the Central line where as Lea Bridge Road Station is only 1.5 miles from the property and provides underground access to the Victoria line as well as over ground access to National Rail. Finally an abundance of nursery, primary & secondary schools are all within a 0.44 mile catchment of the property and offer a good to outstanding Ofsted rating.

Tenure & Council Tax

Tenure: Leasehold  
Lease Length: 125 years from 1/1/2009  
Ground Rent: £250 pa  
Service Charge: £2,000 pa  
Council Tax Band: C  
Annual Council Tax Estimate: £1,724 pa

Entrance Hall  
26'10" x 4'5" + 4'5" x 11'1" (8.19 x 1.35 + 1.36 x 3.40)

Two double glazed windows to the side aspect, coved ceiling, two single radiators, parquet flooring and power points.

Reception Room  
17'10" x 15'5" (5.46 x 4.72)

Double glazed windows to the side aspect, two single radiators, parquet flooring, power points, storage cupboard, TV aerial and phone point, double glazed patio door leading to the balcony.

Open Plan Kitchen

Single radiator, tiled flooring, tiled splash backs, range of base and wall units with flat top granite effect work surfaces, integrated cooker with electric oven with gas hob, power points, spotlights, chimney style extractor hood, sink drainer unit, integrated washing machine, integrated dishwasher, integrated fridge/freezer and breakfast island.

Balcony  
27'7" x 6'9" (8.43 x 2.06)

Glass balustrade and decking flooring.

Bedroom One  
9'1" x 14'8" (2.79 x 4.49)

Double glazed windows to the side aspect, carpeted flooring, power points, TV aerial and phone point, Built in fitted wardrobe and double glazed patio door leading to the balcony.

En-Suite  
7'3" x 5'0" (2.23 x 1.54)

Spotlights, part tiled walls, heated towel rail, extractor fan, shower cubicle with thermostatically controlled shower, low level flush w/c, mixer tap with pedestal and shaver point.

Bedroom Two  
9'6" x 12'10" (2.90 x 3.92)

Double glazed windows to the side aspect, single radiator, carpeted flooring, power points, TV aerial and phone point and double glazed patio door leading to the balcony.

Bathroom  
5'7" x 7'2" (1.72 x 2.20)

Double glazed opaque windows to the side aspect, spotlights, part tiled walls, heated towel rail, tiled flooring, extractor fan, panel enclosed bath with mixer tap and thermostatically controlled shower, hand wash basin with mixer tap and pedestal, low level flush w/c and shower point.

