

kings GROUP

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Capworth Street, London, E10 5AR

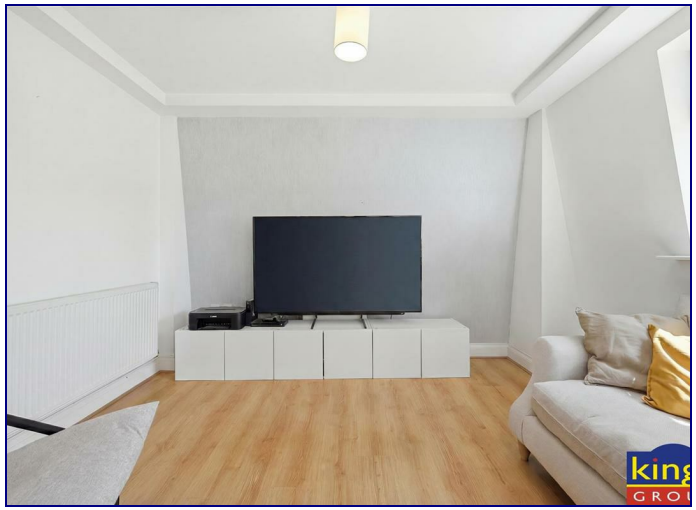
Guide Price £300,000

Nestled on the charming Capworth Street in Leyton, this exquisite flat offers a unique blend of modern living and historical charm. The property is a stunning conversion of a historic pub, which adds a distinctive character to the home.

Upon entering, you will find the flat in immaculate condition, showcasing a thoughtful design that maximises space and light. The reception room is inviting and perfect for relaxation or entertaining guests. The well-appointed bedroom provides a peaceful retreat, while the bathroom is stylishly finished, ensuring comfort and convenience.

One of the standout features of this property is the access to communal gardens, providing a delightful outdoor space for residents to enjoy. This green oasis is ideal for unwinding after a busy day or for socialising with neighbours.

The location on Capworth Street is superb, offering easy access to local amenities, transport links, and the vibrant culture of Leyton. Whether you are a first-time buyer or looking for a rental opportunity, this flat presents an exceptional chance to own a piece of history in a desirable area. Don't miss the opportunity to make this charming property your new home.







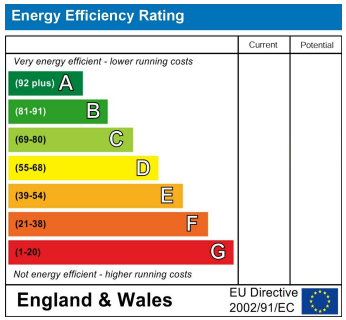
Lease Details
Lease Remaining: 111 Years
Servie Charge: £700 P/A
Ground Rent: £174 P/A

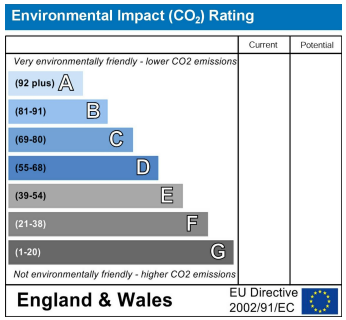
Hallway
14'0" x 17'1" (4.27m x 5.21m)

Bathroom
6'5" x 6'5" (1.96m x 1.96m)

Lounge/Kitchen/Diner
11'6" x 26'10" (3.51m x 8.18m)

Bedroom
9'6" x 11'1" (2.90m x 3.38m)











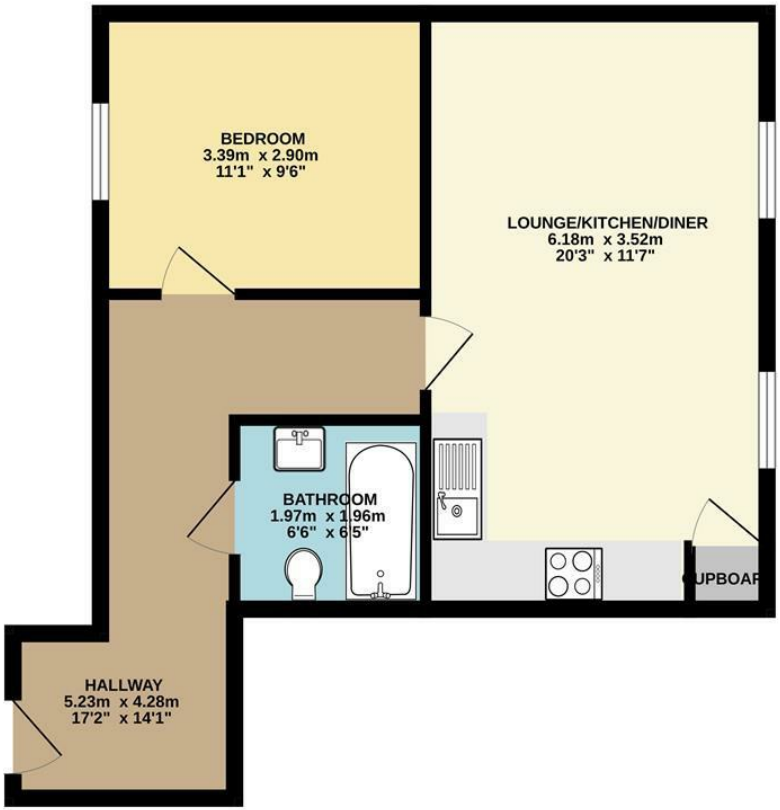








SECOND FLOOR
48.0 sq.m. (517 sq.ft.) approx.



TOTAL FLOOR AREA : 48.0 sq.m. (517 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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