



High Road Leyton, Leyton, London, E10

£1,650 PCM

FOR SALE

 1  1  2

- Two Bedroom First Floor Maisonette
- Kitchen/Diner & Utility Room
- Double Glazed & Gas Central Heating
- 0.2m To Leyton Midland Road Station
- EPC Rating: D
- Council Tax Band: B
- 36'1 x 9'10 Own Section Of Shared Rear Garden
- 840 Sq Ft (78 Sq M)
- Viewing By Appointment Only
- PPE Provided

An utterly charming two bedroom first floor flat, located on Leyton High Road, with green views overlooking the cricket ground.

This recently renovated beautiful, sunny and spacious property is tastefully decorated throughout, resulting in a warm and welcoming feel. There is one double bedroom and a single (currently configured as a home office) as well as a separate bay windowed lounge. There is also a modern kitchen diner, which is ideal for entertaining, with enough space to accommodate a further seating area in addition to fitted units and a dining table. There is also a sleek three piece bathroom, with rainfall shower over the tub, a separate utility, and a delightful south-facing garden to the rear - which all combine to give you have a truly impressive rental property

The property is excellently located - just a few moments walk from Leyton Midland station (with easy access to the Victoria Line), and a gentle stroll in the other direction to Leyton Underground station. It's also ideally placed for the eateries, bars and shops of both Francis Road and the High Road, whilst Westfield and the Olympic Park are one stop away on the Central Line.

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DIMENSIONS

In This Area...

Leyton is home to the only shop that can be seen from space. OK, that's not entirely true, but the carnival shop on the High Road is definitely bright. There's no way you'll miss this multi coloured wonder, it looks like it's made of Lego. The shop sits opposite Coronation Gardens, a beautiful park with a little maze, pond and fountain. The High Road is also home to the Leyton Technical, a lovely pub that occupies the ground floor of the old town hall. It has good beer, good food, and the longest walk to the toilet you'll ever find. If you like beer, Leyton is the place for you, as both Brodie's Beers and Signature Brew (voted UK Brewery Business of the Year 2018) are based in E10. Sidmouth Park, just behind the carnival shop, is a hit with kids as there's loads of stuff to play on. If you are hungry or thirsty, wander to Francis Road and you'll find a bucket load of nice cafes, including Yardarm, Marmelo Kitchen, and Albert & Francis, as well as an increasingly interesting range of shops and businesses, from books to yoga, and flowers to gifts. There's even a friendly estate agency there...

Dimensions:

Entrance

Via front door leading into:

Entrance Hallway

Staircase leading to first floor.

First Floor Landing

Door to reception room, bedroom one & bedroom two.

Reception Room

14'1" x 12'7"

Kitchen/Diner

28'3" x 12'8"

Door with staircase leading to rear garden. Open to:

Utility Room

6'7" x 5'11"

Door to bathroom.

Bedroom One

12'7" x 11'0"

Bedroom Two

10'9" x 6'2"

Bathroom

Rear Garden (Shared)

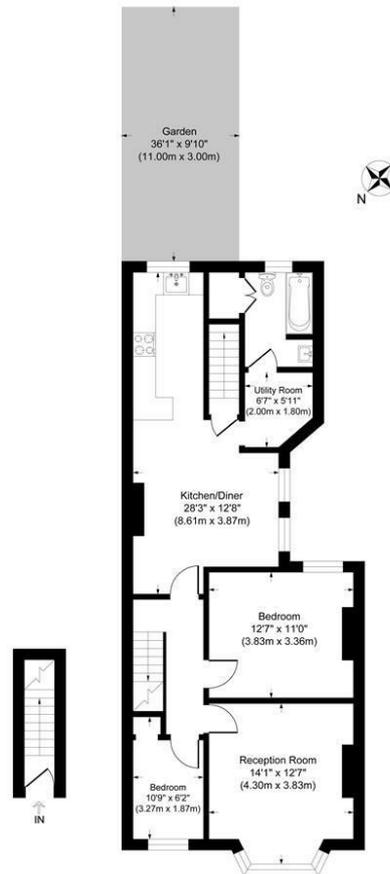
36'1" x 9'10"

Own section of shared rear garden.

Disclaimer:

The information provided about this property does not constitute or form part of any offer or contract, nor may it be relied upon as representations or statements of fact. All measurements are approximate and should be used as a guide only. Any systems, services or appliances listed herein have not been tested by us and therefore we cannot verify or guarantee they are in working order. Details of planning and building regulations for any works carried out on the property should be specifically verified by the purchasers' conveyancer or solicitor, as should tenure/lease information (where appropriate).

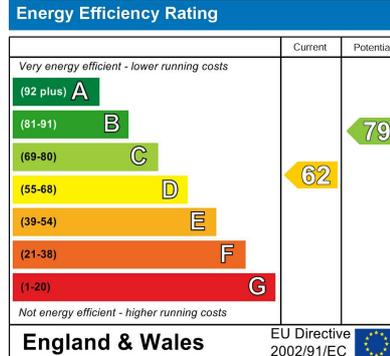
FLOORPLAN



Approximate Gross Internal Area = 78 sq m / 840 sq ft

This Plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions shapes and compass bearings making any decisions reliant upon them.

EPC CHART



MAP



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