



Warren Road, Leyton, London, E10

Offers In Excess Of £450,000

Leasehold

FOR SALE

 1  1  2

- Victorian Ground Floor Flat
- Two Bedrooms
- Open Plan Kitchen/Breakfast Room
- Double Glazed & Gas Central Heating
- Leyton Tube Station: 0.3 mile Walk
- Council Tax Band: B
- EPC Rating: C
- Approx 30ft Rear Garden
- Chain free
- 607 Sq Ft (56 Sq M)

A beautifully presented two bedroom ground floor garden flat.

The generous open plan living place has plenty of natural light from the large bay window. There's lots of character in this flat, with the feature fireplace, stripped wood floors and original features.

The master bedroom has a separate door that leads out to the lovely garden. There's also a delightful single bedroom, stylish contemporary bathroom and modern, well-appointed kitchen/diner, the latter with a patio door to the decked area of the private garden, ready for al fresco dining.

Living here, you will be in a fantastic area, just a short distance from Francis Road with a variety of independent businesses including Yardarm, Pause, Edie Rose and Strange Brew. You're also just a short walk from High Road, with eateries including Oceano Restaurant and Figo.

You can get straight into The City in just 15 minutes with Leyton Station just a stroll away, connecting you to the Central Line.

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DIMENSIONS

In The Owners Words...

"It was the masses of light and space which drew us to our flat in the first place, including a place to escape into the garden. A little oasis in London, and so peaceful. We love how the flat can be both airy and cosy, the light brings each room to life at the right time and in the right way. With our love of interiors we restored the flat's features and brought a touch of design to our home - stripping back the floorboards, modernising the bathroom and kitchen, adding in the fireplace and alcove shelving. The proximity to the tube station (5 mins walk), fabulous pubs, independent shops and an active Leyton community has made the flat a fabulous place for both us and our dogs. We have enjoyed our Leyton lifestyle-great walks, drink and food, and would regularly run through the Olympic park to get our steps in - just amazing to have all of that so close to our front door! Our jobs mean we move on to pastures new but we hope the new owners will enjoy the flat and the area as much as we have."

Dimensions:

Entrance

Via front door leading into:

Entrance Hallway

Access to all rooms.

Living Room

13'11 x 11'1

Kitchen/Breakfast Room

11'1 x 10'6

Sliding patio doors leading to rear garden.

Bedroom One

11'5 x 11'1

Door to rear garden.

Bedroom Two

8'3 x 6'1

Bathroom

Rear Garden

approx 30'

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 607 sq ft - 56 sq m



Ground Floor

EPC RATING

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		76	80
England & Wales		EU Directive 2002/91/EC	

MAP



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