






## Brisbane Road, Leyton, London, E10

Offers In Excess Of £325,000

**FOR SALE**

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Leasehold

- Modern 1 Double bedroom purpose built apartment
- Spacious open plan living space
- Double glazed
- Ideal first time purchase or buy to let investment
- Great location close to local amenities
- Leyton Tube station 0.3 mile
- EPC rating: C (80) & Council tax band: B
- Balcony 8'2 x 5'0
- On street resident permit parking
- Internal: 516 sq ft (48 sq m)

This modern one-bedroom apartment presents an exceptional opportunity for first-time buyers or investors seeking a stylish home in the heart of Leyton.

The property immediately impresses with its sense of space, centred around a bright, open-plan kitchen and reception room. Beautiful engineered oak flooring runs seamlessly underfoot and continues through the corridor, enhancing the flow of the home. This inviting living space leads directly onto a private balcony, which acts as a fantastic sun trap, perfectly positioned to capture the best of the midday light.

The apartment has been neutrally decorated throughout to create a fresh, contemporary feel, which carries into the well-proportioned double bedroom. The bathroom is equally refined, featuring elegant floor-to-ceiling tiles complemented by a decorative patterned floor, alongside a modern suite with a shower over the bath and a sleek vanity unit. A unique advantage of this home is its peaceful position within the building; with no direct neighbours on one side due to the adjacent stairwell, residents benefit from an added sense of quiet and privacy that is rarely found.

Situated in a prime E10 location, the property is just a short stroll from Leyton Underground Station, offering effortless access to the City. The surrounding lifestyle is equally appealing, with the green open spaces of Coronation Gardens nearby, while the Olympic Park and Hackney Marshes are both within easy reach. The area's vibrant social scene is also close at hand, with local favourites such as the Coach & Horses and The Leyton Star, as well as the independent shops and cafés along Francis Road. Westfield Stratford and Leyton Orient Football Stadium are also within walking distance, completing the appeal of this well-located home.

Shall we take a look?

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## DIMENSIONS

### Reception/Kitchen

23'3 x 11'3 (7.09m x 3.43m)

### Bedroom

15'3 x 9'0 (4.65m x 2.74m)

### Bathroom

7'4 x 5'6 (2.24m x 1.68m)

### Balcony

8'2 x 5'0 (2.49m x 1.52m)

### On street resident permit parking

### Additional Information:

Lease Term: 125 years from 1 January 2005

Lease Remaining: 104 years remaining.

Ground Rent: Currently £379.56 - per annum

charged at £189.78 every 6 months.

Service Charge: Currently £2163.84 per annum

charged at £540.96 each quarter

Local Authority: London Borough Of Waltham

Forest

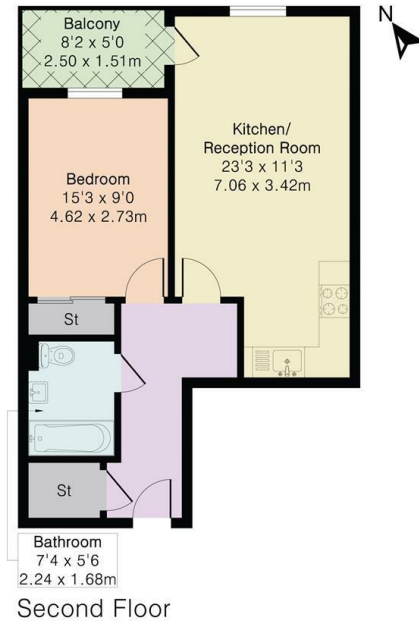
Council tax band: B

### Disclaimer:

We endeavour to ensure that our particulars are as accurate and reliable as possible; however, they do not constitute or form part of any offer or contract and should not be relied upon as statements or representations of fact. All measurements are approximate and provided as a guide only. Any systems, services, or appliances referred to have not been tested by us, and we are therefore unable to verify or guarantee their working condition. All photographs, floorplans and video tours are provided for guidance only. Tenants are advised to verify details relating to planning permissions, building regulations, and any works carried out at the property with their solicitor or conveyancer, as well as tenure and lease information where applicable.

## FLOORPLAN

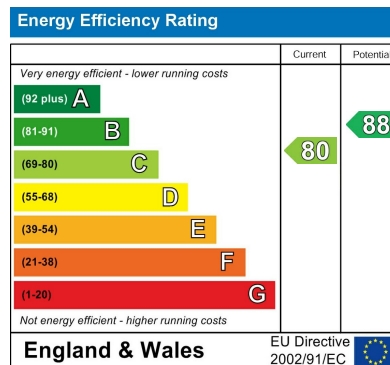
Approximate Gross Internal Area 516 sq ft - 48 sq m



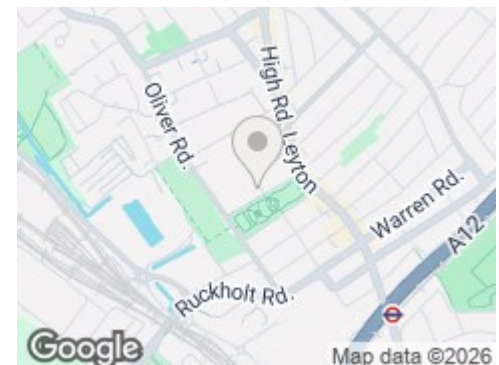
Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



## EPC RATING



## LOCATION



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