



## Serbin Close, Leyton, London, E10

Offers In Excess Of £375,000

Leasehold

**FOR SALE**

 1  1  2

- Ground floor purpose-built flat
- 2 Double bedrooms
- Secondary glazed
- Leyton Midland Road Overground station: 0.2 mile
- Good transport links close
- Private communal gardens
- Residents Parking available on site
- Council tax band: C
- EPC rating: D (55)
- Internal: 712 sq ft (66.1 sq m)

An utterly charming two bedroom, ground floor flat on Serbin Close. Surrounded by communal gardens and located just off Hainault Road, this property offers seclusion at the end of a busy day. Yet it's also brilliantly located for all the sights and sounds that make E10 such a fantastic place to live. It really is the best of both worlds!

The flat itself has a warm and inviting feeling. Both of the bedrooms are proper doubles, with the larger having built in wardrobes too. These are situated across the hallway from the stylish two piece bathroom (complete with rainfall shower over the tub) and the separate WC.

The "living" part of the flat is the made up of the reception room and the adjoining kitchen. The former has ample space to accommodate both dining and relaxing areas, making it ideal for entertaining family and friends. The position of the kitchen makes entertaining even easier, as does the range of fitted units and work surfaces therein.

We've already mentioned the communal gardens that surround the block in which this flat sits - ideal for setting up your deckchair once the summer returns. And very handily there is a designated parking space in the residents car park, for when you are returning laden down from a shopping trip to nearby Westfield!

A wonderful flat, in a fantastic location. Shall we take a look....?

# Serbin Close, Leyton, London, E10

## DIMENSIONS

### Communal Entrance

Via communal front door leading into:

### Communal Hallway

Door to flat,

### Entrance

Via flat entrance door leading into:

### Entrance Hallway

Door to living/dining room, bedroom one, bedroom two, bathroom & wc.

### Living/dining Room

20'3 x 14'7

Open to:

### Kitchen

10'4 x 7'5

### Bedroom One

11'4 x 10'5

### Bedroom Two

11'4 x 9'0

### Bathroom

6'2 x 5'11

### WC

6'7 x 3'4

### Communal Garden

### Additional Information:

Lease Term - 189 years from 24 June 1971

Lease Remaining: 136 years remaining.

Ground Rent: £0 per annum.

Service Charge: £960 - per annum

Local Authority: London Borough Of Waltham Forest  
Council Tax Band: C

### Notice:

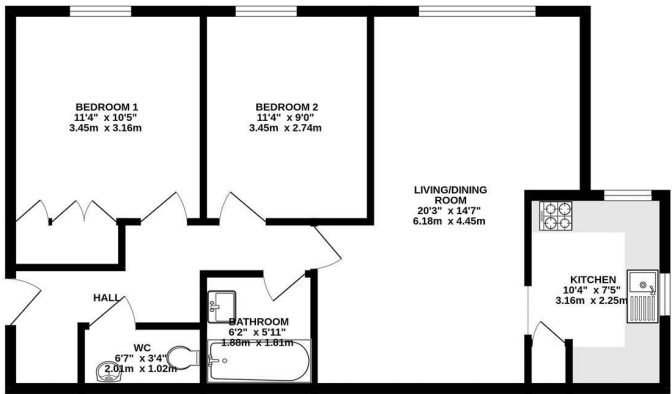
All photographs are provided for guidance only.

### 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

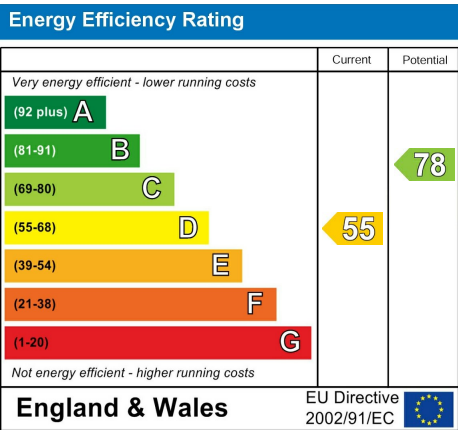
GROUND FLOOR  
712 sq.ft. (66.1 sq.m.) approx.



TOTAL FLOOR AREA: 712 sq.ft. (66.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.

## EPC RATING



## MAP



hello@estateseast.co.uk 020 8520 9300 estateseast.co.uk

