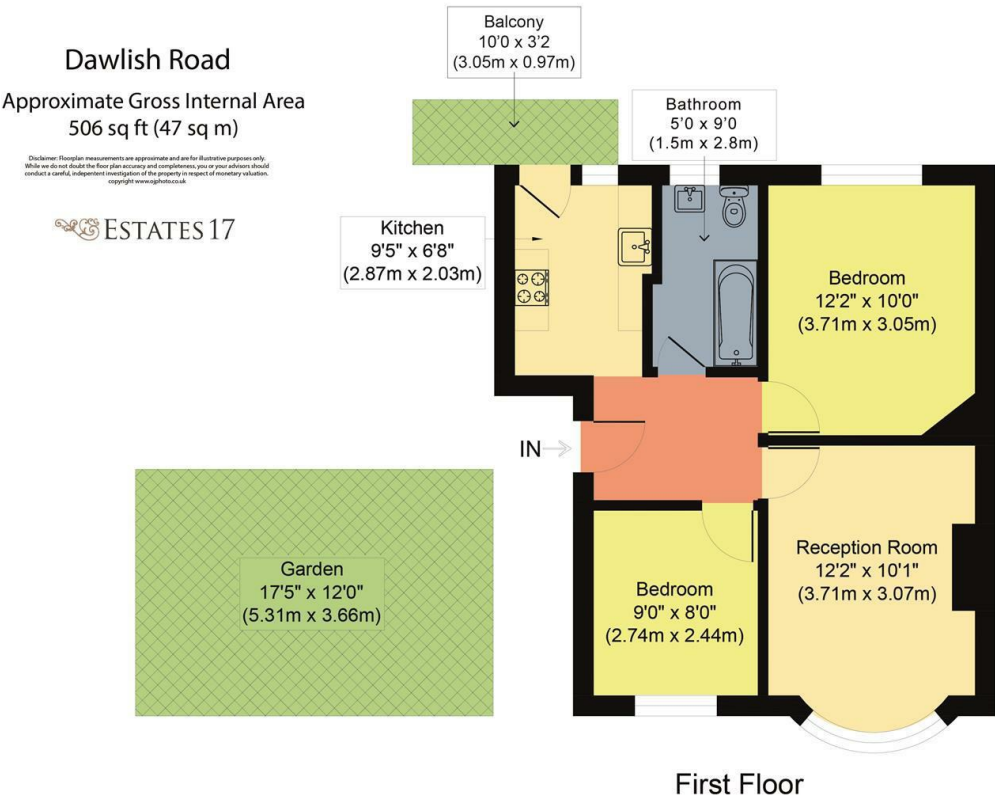
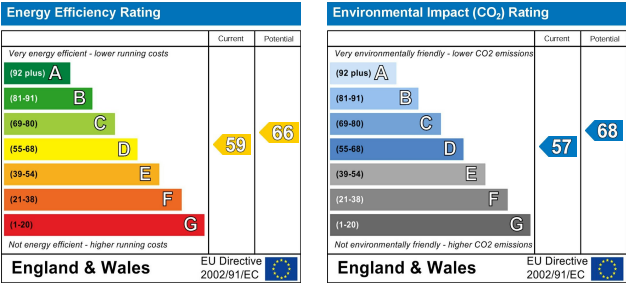


Dawlish Road, Leyton, London, E10

FLOORPLAN



EPC CHART



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).

185 Francis Road, Leyton, London E10 6NQ

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Dawlish Road, Leyton, London, E10

£1,450 PCM

Unfurnished

- Purpose Built First Floor Flat
- Two Bedrooms
- EPC Rating: D
- Council Tax Band: B
- 0.3m To Leyton Midland Road Station
- 0.6m To Leyton Tube Station
- 17'5 x 12'0 Rear Garden
- 506 Sq Ft (47 Sq M)
- Viewing By Appointment Only
- PPE Provided

A beautifully presented two bedroom garden flat, ideally located on a quiet residential street just off Leyton High Road.

This charming property comprises two bedrooms, reception room, kitchen and bathroom. Each room is full of wonderful individual features, such as stripped wood flooring, exposed brickwork and stylish fitted kitchen units and worktops. Together they create a warm and inviting home.

Outside there is a balcony accessed from the kitchen, which in turn has stairs leading down to the rear garden.

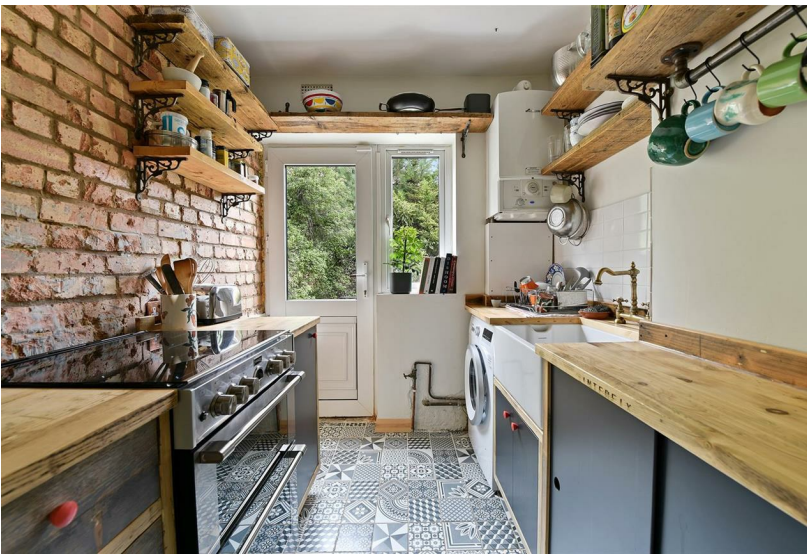
As we said at the start, this property is ideally located for all that E10 has to offer, with numerous bars and eateries on your doorstep on both Francis Road and the High Road. It's also within easy walking distance of both Leyton Midland and Leyton Underground stations, making the daily commute just that bit easier.

TO LET

1 1 2

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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

Communal Entrance
Via communal front door leading into:

Communal Hallway
Staircase leading to first floor & flat.

Entrance
Via flat entrance door leading into:

Entrance Hallway
Access to all rooms.

Reception Room
12'2 x 10'1

Kitchen
9'5 x 6'8
Door to balcony with staircase leading down in to rear garden.

Bedroom One
12'2 x 10'0

Bedroom Two
9'0 x 8'0

Bathroom
9'0 x 5'0

Balcony
10'0 x 3'2

Rear Garden
17'5 x 12'0