

## Oliver Road, Leyton, London, E10

Offers In Excess Of £335,000

Leasehold

**FOR SALE**

 1  1  1

- Modern 4th floor purpose-built flat
- 1 Double bedroom
- Double glazed
- Open plan lounge/kitchen/diner
- Ideal first time purchase
- Great buy to let investment
- Leyton tube station 0.4 mile
- Council tax band: B
- Balcony & Underground parking space
- Internal: 522 sq ft (48 sq m)

This stylish one-bedroom flat offers a modern and convenient lifestyle in the heart of Leyton.

This property is ideal for first-time buyers or as a buy-to-let investment, offering a contemporary and well-appointed living space. The open-plan living/kitchen/dining area provides a spacious and inviting space for entertaining or relaxing. Enjoy the convenience of a private balcony, perfect for relaxing or enjoying outdoor dining. Tastefully decorated throughout, you're ready to move in and put your own stamp on the home. There is also an allocated parking space, a valuable amenity in this bustling neighbourhood.

Leyton offers the perfect blend of urban convenience and local charm. Its convenient location and excellent amenities, with Leyton tube station just a 0.4-mile walk away, provide easy access to Central London with a 15-minute train journey to Liverpool Street. Leyton High Road, with its diverse shops, restaurants, and pubs, is also close by, offering plenty of opportunities for shopping and dining. Some local favourites include The Coach and Horses pub, Asian fusion restaurant Bamboo Mat, and Host of Leyton, where many pop-up shops take place regularly. The nearby Westfield Shopping Centre and Queen Elizabeth Olympic Park provide ample opportunities for leisure and entertainment.

A brilliant opportunity to own a piece of Leyton. Shall we take a look?

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## DIMENSIONS

### Communal Entrance

Via communal entrance door leading into:

### Communal Hallway

Staircase leading to all floors and flat.

### Entrance

Via flat entrance door leading into:

### Hallway

Door to all rooms.

### Open Plan Lounge/kitchen/diner

23'2 x 12'6

Doors leading to balcony.

### Bedroom

10'5 x 8'11

### Bathroom

10'5 x 8'11

### Balcony

### Off street parking

Secure underground parking space

### Additional Information:

Lease Term: 125 years from 1 January 2005

Lease remaining: 106 years remaining.

Ground Rent: £300 per annum.

Service Charge: £2,048.24 per annum.

Local Authority: London Borough Of Waltham

Forest

Council Tax Band: B

EPC rating: C (80)

### Notice:

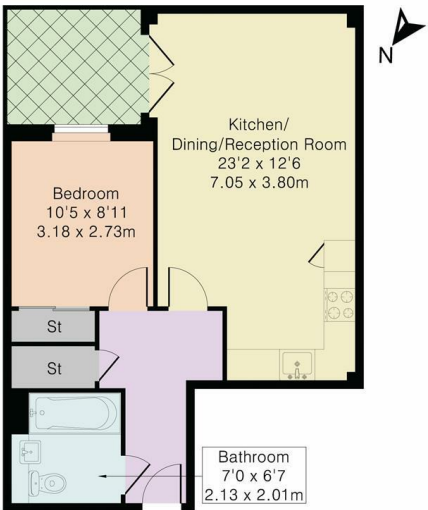
All photographs are provided for guidance only.

### 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

Approximate Gross Internal Area 522 sq ft – 48 sq m



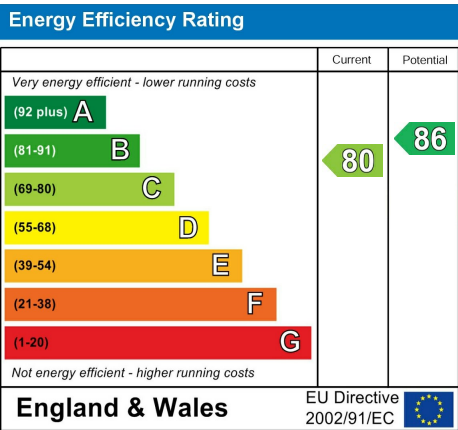
Fourth Floor



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 as defined by RICS code of measuring practice. No guarantee is given on 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



## MAP



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