



Claude Road, Leyton, London, E10

Offers In Excess Of £450,000

Leasehold

FOR SALE

 1  1  2

- 2 Bedroom ground floor Abrahams maisonette
- Double glazing & gas central heating
- Ideally located within quiet residential turning
- Private entrance
- Leyton Midland Road station: 0.4 mile
- EPC Rating: D (67)
- Council tax band: B
- Rear garden: approx 27ft
- Chain free
- Internal: 468 Sq Ft (44 Sq M)

A Victorian home with a garden, providing the excellent design of the Abrahams properties, on a lovely, tree lined, residential road. The flat is ready to move into and make home. It has a great flow of natural light throughout, with fresh neutral decor.

Leading off a central hallway is a bay fronted reception room, spacious enough to be a lounge-diner. A double bedroom and contemporary bathroom; and well-fitted kitchen and second bedroom. The kitchen leads out to a good sized and tidy garden with a shed at the very far end. Established shrubs provide plenty of privacy.

Living here gives you the benefits of being on a quiet tree lined road, but with the buzz of Francis Road a few minutes walk away.

There's a variety of local schools within walking distance, also parks and sports facilities.

The local independent shops, pubs, cafes and restaurants on Francis Road and the High Road itself, are nearby, our favourites are Yardarm and Marmelo. For bigger shopping, Westfield is a short bus or tube away, as is central London.

This is a lovely home, ready to go and in a great area. Shall we take a look?

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DIMENSIONS

Entrance

Via own entrance door leading into:

Entrance Hallway

Access to all rooms.

Reception Room

13'4 x 9'3

Kitchen

9'1 x 7'1

Door to rear garden.

Bedroom One

10'11 x 9'3

Bedroom Two

9'7 x 6'2

Bathroom

6'11 x 4'4

Rear Garden:

approx 27ft

Additional Information:

Tenure: Leasehold

Lease Term - 189 years from 26 July 1982.

Lease Remaining: 149 years remaining.

Ground Rent: £0

Service Charge: £0

Local Authority: London Borough Of Waltham Forest

Council Tax Band: B

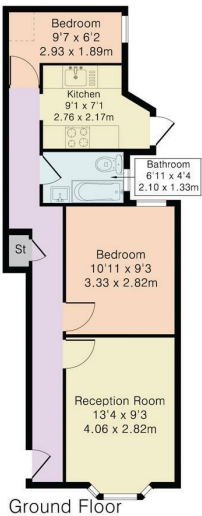
Annual Council Tax Estimate: £1,508.84 per annum.

Disclaimer:

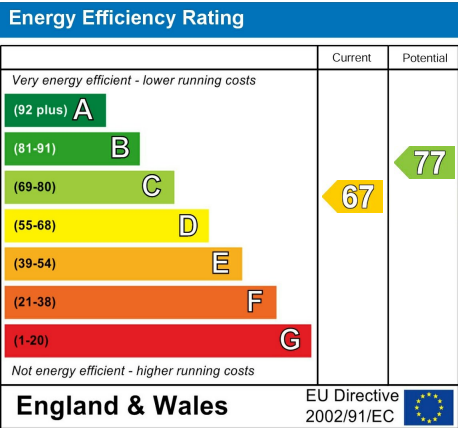
The information provided about this property does not constitute or form part of any offer or contract, nor may it be relied upon as representations or statements of fact. All measurements are approximate and should be used as a guide only. Any systems, services or appliances listed herein have not been 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 468 sq ft – 44 sq m



EPC RATING



MAP



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