



## Bloxhall Road, Leyton, London, E10

Price £375,000

Leasehold

**FOR SALE**

 1  1  2

- First floor Warner maisonette
- 2 Bedrooms
- Double Glazed
- Gas Central Heating
- Lea Bridge Station: 0.4 mile walk
- EPC rating: C (69)
- Council Tax Band: B
- Rear Garden: Approx 30ft
- Chain-free
- Internal: 834 Sq Ft (78 Sq M)

A well-proportioned, two double bedroom Warner flat, situated on the Clementina Estate off Lea Bridge Road.

The lounge diner stretches across the full width of the property (over 17 feet), and has ample room for both dining and relaxing. Directly behind sits the fitted kitchen - very handy situated if you are entertaining guests for dinner.

Moving along the landing, the bathroom has space enough for a four piece suite, including a separate shower cubicle. The first floor is then completed by the first of those double bedrooms.

The loft conversion houses the second bedroom, which has plenty of eaves storage, and offers views to the rear via two velux windows.

Outside there is a shared rear garden (accessed via internal stairs from the first floor), allowing you to dine alfresco or simply exercise those green fingers.

E10 is a fantastic part of East London to call home. Leyton Jubilee Park, the County Ground and Jack Cornwell Park all within walking distance if you need a breath of fresh air. However, if you're more of a socialiser than a rambler, take a gentle stroll to The Hare & Hounds on Lea Bridge Road, for a pint and a bite to eat. Alternatively, the many cafes and eateries of both Walthamstow and Clapton are only a short bus ride away.

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## DIMENSIONS

### Entrance

Via front door leading into:

### Entrance Hallway

Staircase leading to first floor.

### First Floor Landing

Staircase leading to second floor & staircase leading to rear garden.

### Reception Room

17'2 x 10'2

### Kitchen

10'9 x 10'7

### Bedroom One

11'7 x 11'4

### Bathroom

8'1 x 7'10

### Second Floor Landing (Loft Room)

Door to:

### Bedroom Two

16'1 x 11'5

### Rear Garden

approx 30'

### Additional Information:

Lease Term: 125 years from September 2000

Lease Remaining: 102 years remaining

Ground Rent: £100 per annum

Service Charge: £0 - per annum

Local Authority: London Borough Of Waltham Forest

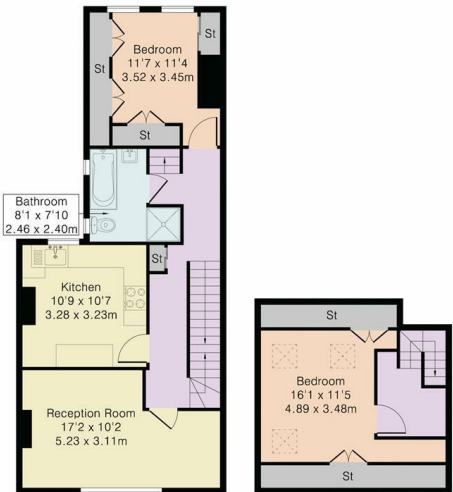
Council Tax Band: B

### 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 834 sq ft – 78 sq m  
First Floor Area 589 sq ft – 55 sq m  
Loft Room Area 245 sq ft – 23 sq m



First Floor

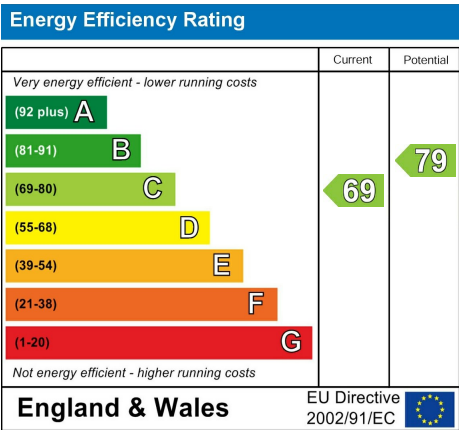
Loft Room



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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