



Claude Road, Leyton, London, E10

£1,150 PCM

Part furnished

TO LET

1 1 1

- One Bedroom Ground Floor Abrahams Maisonette
- Kitchen/Diner
- 0.2m To Leyton Midland Road Station
- 0.6m to Leytonstone Tube Station
- Council Tax Band: B
- EPC Rating: C
- Approx 40ft Private Rear Garden
- 437 Sq Ft (40.6 Sq M)
- Viewing By Appointment Only
- PPE Provided

A well presented and ideally located one bedroom garden flat on Claude Road.

This ground floor Abrahams flat is perched just off Francis Road, where there are a number of independent eateries and shops along its pedestrianised course. It's also a short walk to both Leyton and Leytonstone Central Line stations from here, meaning the daily commute is just that bit easier.

The flat itself is as generously proportioned as it is well presented. It comprises double bedroom, lounge, kitchen diner (with plenty of space to eat as well as prepare) and shower room, whilst outside there is a low maintenance private garden to the rear – ideal for al fresco relaxation once summer returns.

Claude Road, Leyton, London, E10

DIMENSIONS

In This Area...

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:

Entrance

Via own entrance door leading into:

Entrance Hallway

Door to reception room & bedroom.

Reception Room

12'0 x 10'0

Open to:

Kitchen/Diner

11'11 x 9'10

Open to:

Inner Hall

Door to shower room & rear garden

Shower Room

7'0 x 5'1

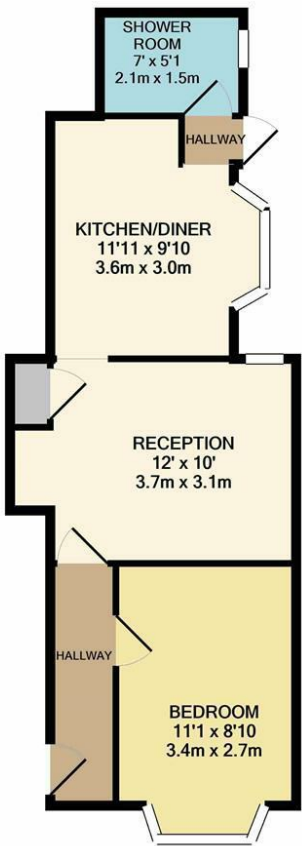
Rear Garden (Private)

approx 40'

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



TOTAL APPROX. FLOOR AREA 437 SQ.FT. (40.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. 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
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EPC CHART

