



## High Road Leytonstone, Leytonstone, London, Offers In Excess Of £160,000

**FOR SALE**

1 1 1

### Leasehold

- Modern top floor Purpose-built apartment
- 1 Double bedroom
- Double glazing & gas central heating
- 50% Shared ownership
- Good energy efficiency, smart meters recently installed
- Close to local transport & many local amenities
- EPC rating: C (79) & Council tax band: B
- East facing wrap around balcony & Allocated parking bay
- Chain-free
- Internal: 592 sq ft (55 sq m)

A sunny, top-floor, one double bedroom apartment situated within the vibrant neighbourhood of Leytonstone. The apartment is bright, airy, and offers plenty of storage space thanks to a built-in wardrobe in the bedroom and two storage rooms in the hallway. The open-plan kitchen/living area comprises a spacious reception room. The double bedroom is of good size, has two windows, making it suitable for a home office. The bathroom is clean and bright with a white three-piece suite. The boiler was renewed just a few years ago.

The highlight of this apartment is the private balcony that spans the full length of the apartment. Additionally, off-street parking enhances the convenience of city living.

Located under a ten-minute walk to both Leytonstone Underground Station (Central Line Zone 3) and Leytonstone Overground Station, the flat is situated in an ideal location which offers access to great local amenities such as restaurants, cafes, pubs, shops, and the green spaces of Wanstead Flats and Hollow Ponds.

The Queen Elizabeth Olympic Park, with its aquatic centre, ArcelorMittal Orbit, Sadler's Wells East, and vast outdoor space, is within 2 miles of this apartment, offering a host of outdoor and indoor activities for all ages. Stratford Station, a major London transport hub, and Westfield, with its array of shops, bars, and restaurants, are a short bus ride away.

Shall we take a look?

# High Road Leytonstone, Leytonstone, London, E11

## DIMENSIONS

### Communal Entrance

Via communal front door leading into:

### Communal Hallway

Staircase leading to all floors & flat.

### Entrance

Via flat entrance door leading into:

### Entrance Hallway

Door to all rooms.

### Open Plan Lounge/diner

20'9 x 13'3 (6.32m x 4.04m)

Doors to balcony.

### Bedroom

15'5 x 15'0 (4.70m x 4.57m)

### Bathroom

7'7 x 6'3 (2.31m x 1.91m)

### Balcony (East-facing)

### Off Street Parking (Allocated)

Allocated parking bay.

### Additional Information:

Lease Term: 125 years from 25 December 2005

Lease Remaining: 105 years remaining.

Service Charge: £1627.20 - per annum (This is paid in monthly installments of: £135.60)

Rent: £487.52 per calendar month

Local Authority: London Borough Of Waltham Forest

Council Tax Band: B

### Notice:

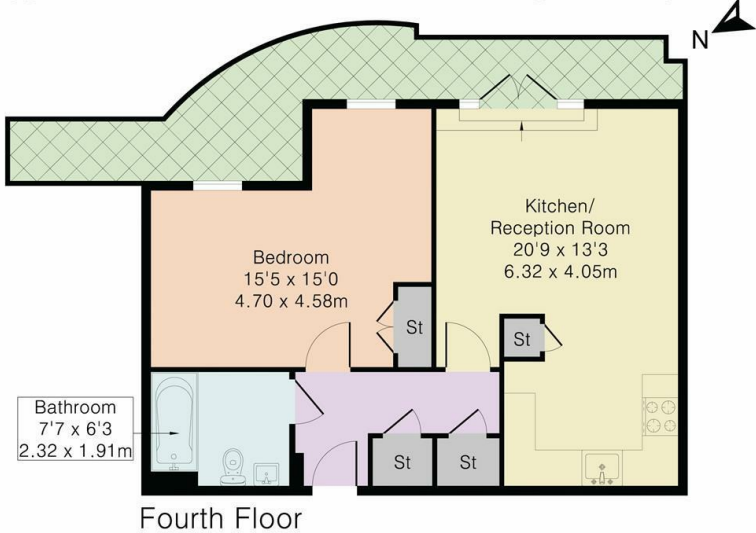
All photographs, floorplan and video tours are provided for guidance only.

### 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 592 sq ft - 55 sq m



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	79	79
England & Wales		
EU Directive 2002/91/EC		

## LOCATION



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