



Murchison Road, Leyton, London, E10

Guide Price £425,000

Leasehold

FOR SALE

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- Guide Price: £425,000-£450,000
- 2 bedroom purpose built ground floor flat
- Partially double glazed
- Gas central heating
- Leyton Midland Road station: 0.6 mile
- EPC rating: D (65)
- Council tax band: B
- Rear Garden: Approx 40ft
- Chain-free
- Internal: 708 sq ft (66 sq m)

Guide Price: £425,000-£450,000. A ground floor Victorian classic, in a fantastic location that puts you within walking distance of everything you need.

This home is all about the potential and as you walk in there's a good flow as you walk from the front of the property to the back. The Spacious reception room with bay windows, easily has room for some dining space too. And towards the rear the kitchen leads on to the smaller bedroom and family bathroom, which is nicely separated. There's also an interesting, well lit area near the back door, which could work as a utility space or provide extra storage.

Outside there's a potentially lovely garden, which is big enough to provide a dining space for the summer and room to sit out and relax. When you view this, imagine what it could be. Value could be added here pretty easily and you'd end up with a lovely family home in the meantime. And it's chain-free.

Living here, you're in the fantastic community vibe of E10. Walking distance to a variety of local schools, community parks and sports grounds, plus all the independent shops, cafes and restaurants on nearby Francis Road: a favourite of ours is Yardarm. There're good bus routes to the city and to Westfield for bigger shopping. And easy links to central London from Leyton tube station which is a 14 minute walk or a 4 minute cycle away. It's also cycling distance to Spitalfields Market and the wide open green space of Hackney Marshes.

This is an opportunity for someone with a vision, and it's chain-free. Shall we take a look?

Murchison Road, Leyton, London, E10

DIMENSIONS

Entrance

Via own front door leading into:

Entrance Hallway

Door leading to reception room, kitchen & bedroom.

Reception Room

13'0 x 12'7

Kitchen

11'2 x 10'10

Door to: bedroom two & inner hall.

Inner Hall

Door to bathroom & lean to.

Lean to

9'3 x 7'5

Door to rear garden.

Bedroom One

13'2 x 13'1

Bedroom Two

11'0 x 6'11

Door to kitchen.

Bathroom

7'10 x 6'11

Rear Garden

approx 40'

Additional Information:

Lease Remaining: New lease TBC upon completion

Ground Rent: £ TBC per annum

Service Charge: £ TBC per annum

Local Authority: London Borough Of Waltham Forest

Council Tax Band: B

Disclaimer:

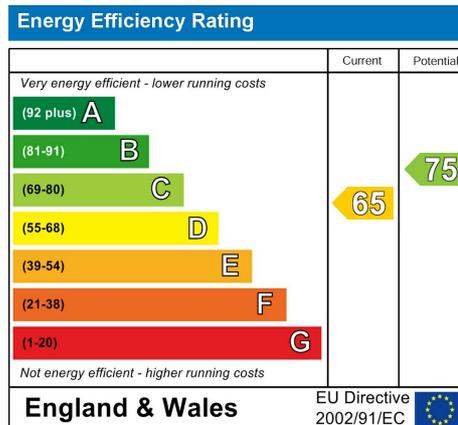
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FLOORPLAN

Approximate Gross Internal Area 708 sq ft – 66 sq m



EPC RATING



MAP



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