



## Leyton Green Road, Leyton, London, E10

Offers In Excess Of £375,000

Leasehold

- Two Bedroom Victorian Ground Floor Flat
- 0.5m To Leyton Midland Road Station
- 0.7m To Walthamstow Central Tube Station
- Council Tax Band: C
- Close Proximity To Walthamstow Village
- Approx 40ft Rear Garden
- No Onward Chain
- 1266 Sq Ft (117.6 Sq M)
- Viewing By Appointment Only
- PPE Provided

**FOR SALE**

1 1 2

An incredibly spacious two bedroom garden flat on Leyton Green Road.

This impressive property stretches to an incredible 1200 square feet, making it bigger than many houses. It's in need of some modernisation, but is very liveable whilst you ponder how to turn it into your dream home. The ground floor has the bay windowed lounge to the front, with the two bedrooms positioned mid-point. Next comes the family bathroom, with the fitted kitchen occupies is the final room on this floor. The sizeable cellar is a real bonus, with potential to become a home cinema, office or frankly whatever you dream up. Outside there is a private garden to the rear. Again, it needs some TLC, but will become the perfect place to relax on a warm summer's evening.

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## DIMENSIONS

### Living here...

Located on the border where E10 meets E17, this flat is perfectly positioned for all that these two great postcodes have to offer. Just across Ley Bridge Road is E17 and the many bars and eateries of Walthamstow Village, whilst a stroll in the other direction keeps you firmly in E10, where there are plenty of places to meet up with friends on the High Road. Hollow Ponds and the sun dappled splendour of Epping Forest are merely a stroll away, and if you need to get further afield then Wood Street station is within easy reach.

### Dimensions:

#### Communal Entrance

Via communal front door leading into:

#### Communal Hallway

Door leading to flat.

#### Entrance

Via flat entrance door leading into:

#### Entrance Hallway

Access to all rooms.

#### Cellar Area One

18'8 x 12'5

#### Cellar Area Two

18'0 x 12'2

#### Reception Room

16'8 x 13'9

#### Kitchen

16'4 x 10'4

Door to rear garden.

#### Bedroom One

13'9 x 12'5

Door to rear garden.

#### Bedroom Two

10'1 x 7'2

#### Bathroom

7'6 x 7'2

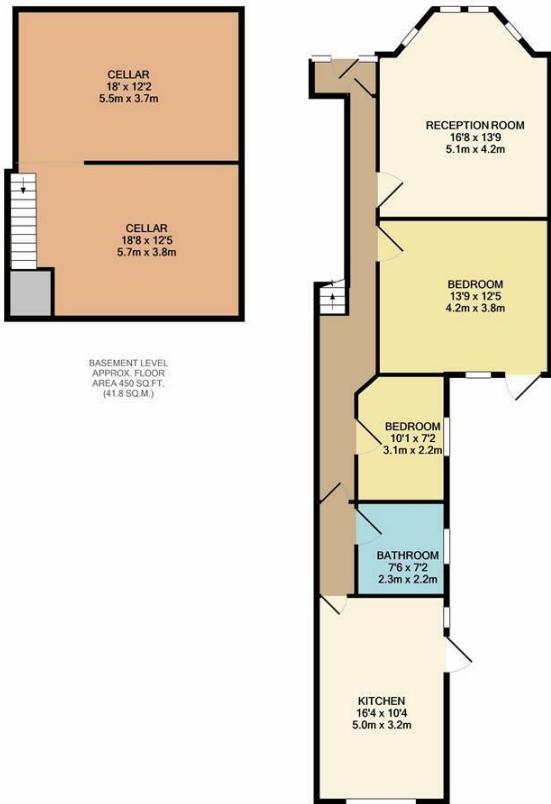
#### Rear Garden

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



## EPC RATING

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

## MAP



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