

## Brunswick Road, Leyton, London, E10

Offers In Excess Of £475,000

Leasehold

**FOR SALE**

1 1 2

- Ground floor Abrahams maisonette
- 2 Bedrooms
- Kitchen-diner
- Rear garden
- Leyton Midland Road station: 0.3 mile
- Leyton tube station: 0.9 mile
- Internal: 625 sq ft (58 sq m)
- Double glazing & gas central heating
- EPC rating: D (66)
- Council tax band: B

Through the private, arched entrance, a long hallway creates a flow through the home and keeps coats and clutter away from the living areas. It feels spacious and homely, more like a house than a flat. There are high ceilings, shuttered, bay fronted windows and an original fireplace. The rooms have good natural light, stripped wood flooring and feel modern, while in touch with their Victorian roots. There's a traditional, well-finished bathroom. Great tiling in the unusually shaped kitchen, which gives ample space for proper dining, then a side return with space for a morning coffee, leading to a long garden and dining area, ready for you to fill with your own design ideas. The home has natural decor throughout, with interesting textures that give it an ordered and calm feel.

This area around Francis Road is a constantly evolving hub of east London. It's popular for its local independent shops, cafes, restaurants and pubs, also Sidmouth Park and the beautiful Coronation Gardens, which are all within walking distance from Brunswick Road. There's a variety of local schools to walk to, too, with good transport links from Leyton Midland Road, just a 6 minute walk away; and Leyton tube station which is on the Central Line, a 6 minute cycle—with only 1 stop to Westfield for more mega shopping. A classic Victorian garden home in a cracking location, shall we take a look?

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## DIMENSIONS

### Entrance

Via own front door leading into:

### Entrance Hallway

Door to reception room, kitchen & bedroom one.

### Reception Room

12'6 x 11'10

### Kitchen

12'6 x 11'10

Door to bedroom two & access to bathroom.

### Bedroom One

12'6 x 11'10

### Bedroom Two

9'2 x 7'10

### Bathroom

6'7 x 6'7

### Rear Garden

### Additional Information:

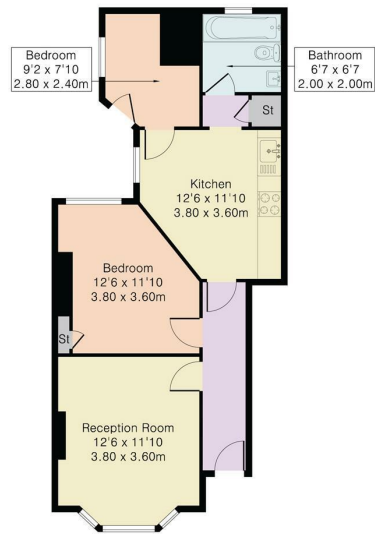
Tenure: Leasehold  
Head Lease Term: 189 years from 4 March 1987.  
Head Lease Remaining: 154 years remaining  
Ground Rent: £0 - Peppercorn  
Service Charge: £308.75 pa  
Local Authority: London Borough Of Waltham Forest  
Council Tax Band: B  
Annual Council Tax Estimate: £1,508.84

### Disclaimer:

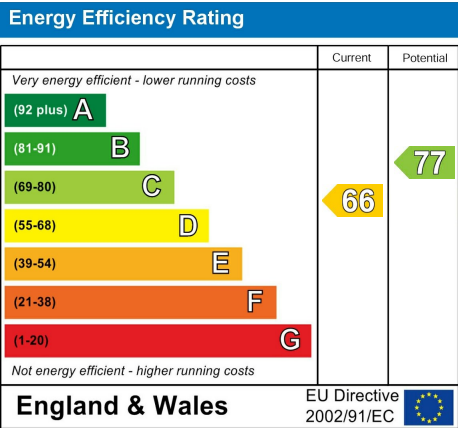
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## FLOORPLAN

Approximate Gross Internal Area 625 sq ft – 58 sq m



## EPC RATING



## MAP

