

## Lawton Road, Leyton, London, E10

Offers In Excess Of £450,000

Leasehold

**FOR SALE**

1 1 2

- Ground floor Abrahams maisonette
- 2 Bedrooms
- Gas central heating
- Leyton Midland Road station: 0.2 mile
- Leyton Tube station: 0.8 mile
- EPC rating: D (65)
- Council tax band: B
- Rear garden: Approx 30ft
- Chain-free
- Internal: 636 sq ft (59 sq m)

A fantastic two bedroom, ground floor garden flat on Lawton Road. With the independent cafes and eateries of Francis Road and the High Road literally just round the corner, and both Leyton Midland and Leyton stations within easy walking distance, it's hard to imagine how this property could be more perfectly positioned.

The property itself is the ideal blank canvas. Neatly and tidily presented, it's ideal for someone bursting with ideas for creating their new home. The two bedrooms sit to the front of the property, and both are solid doubles. The one to the front has a large bay window, whilst the one directly behind has a built in cupboard and views of the garden. The reception room sits at the mid-point, with the modern fitted kitchen and family bathroom off of it.

Outside there is a private garden to the rear. It needs some attention but could be a fantastic retreat after a busy week.

A great property – shall we take a look.

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## DIMENSIONS

### Entrance

Via own front door leading into:

### Entrance Hallway

Door to reception room, bedroom one & bedroom two.

### Reception Room

12'10 x 11'4

Door to kitchen, bathroom & hallway.

### Kitchen

9'5 x 5'10

### Bedroom One

14'8 x 11'1

### Bedroom Two

12'0 x 11'11

### Bathroom

9'5 x 8'0

Door to rear garden.

### Rear Garden

approx 30'

### Additional Information:

Lease Term: New 125 year lease

Lease Remaining: 125 years

Ground Rent: PENDING TBC

Service Charge: PENDING TBC

Local Authority: London Borough Of Waltham Forest

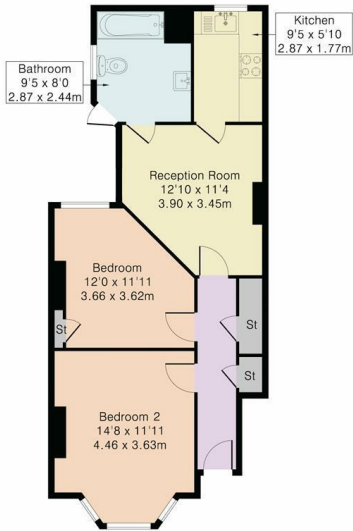
Council Tax Band: B

### 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

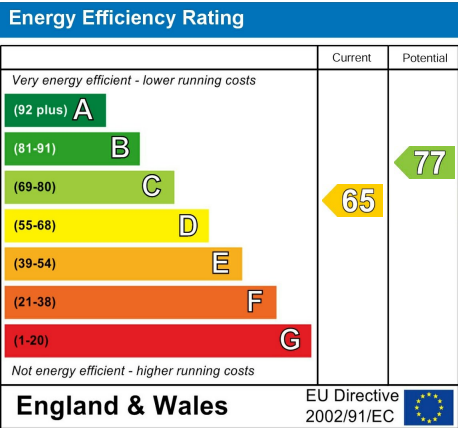
Approximate Gross Internal Area 636 sq ft – 59 sq m



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



## MAP

