



Huxley Road, Leyton, London, E10

Offers In Excess Of £475,000

Leasehold

FOR SALE

 1  1  2

- First floor Abrahams maisonette
- 2 Bedrooms
- Kitchen/diner
- Double glazing & gas central heating
- Leyton Central Line tube station: 0.4 mile
- EPC rating: E (49)
- Council tax band: B
- Rear garden: approx 40ft
- Chain-free
- Internal: 632 sq ft (58 sq m)

A crisp, new renovated two bedroom flat on Huxley Road.

If you're looking for a home that is literally turn key ready then this is it. All the hard work has been done for you - simply arrange the furniture and you're good to go! To the front there is a bay windowed lounge. Either side sit the two bedrooms, one double and one single. The latter would make a great home office in our opinion. Towards the back of the flat sit the kitchen and bathroom. The former is fitted out with smart kitchen units and work surfaces, and is large enough to accommodate a table for dining. The bathroom is finished to the same exacting standard as the rest of the flat, and features a three piece suite, complete with rainfall shower over the tub.

Huxley Road is a quiet residential street in Leyton. There is an entrance to Sidmouth Park on the street, whilst Coronation Gardens are just across the High Road. The many bars and eateries of Francis Road and the High Road are close by, whilst when work beckons Leyton tube station is a gentle stroll away.

Great flat, great area - shall we take a look...?

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DIMENSIONS

Entrance

Via front door leading into:

Entrance Hallway

Staircase leading to first floor.

First Floor Landing

Door to reception room, kitchen/diner, master bedroom & bedroom two.

Reception Room

11'9 x 9'9

Kitchen/diner

12'5 x 9'5

Door to:

Inner Hall

Door to bathroom. Door with staircase leading to rear garden.

Bedroom One

11'9 x 10'9

Bedroom Two

9'10 x 5'7

Bathroom

6'10 x 5'4

Rear Garden

approx 40'

Additional Information:

Lease Term: From and including 21 December 2023 to and including 24th December 2189

Lease Remaining: 164 years remaining

Ground Rent: £0 - Peppercorn

Service Charge: £0 - Per annum

Local Authority: London Borough Of Waltham Forest
Council Tax Band: B

Notice:

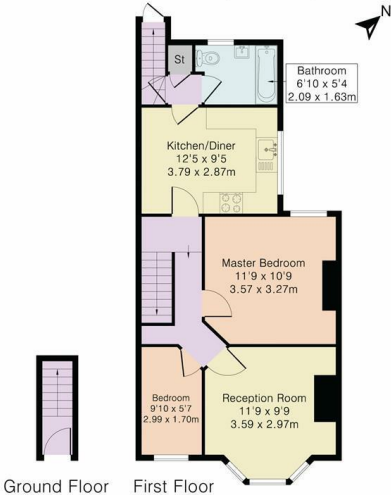
All photographs are provided for guidance only.

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

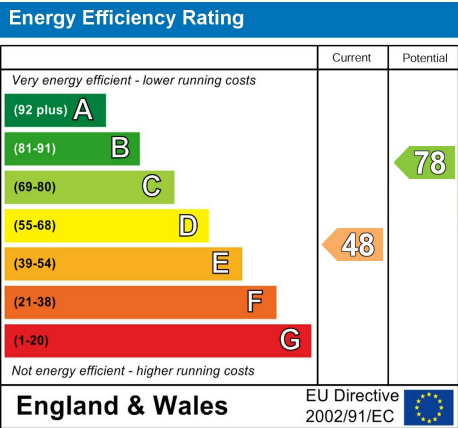
Approximate Gross Internal Area 632 sq ft – 58 sq m
Ground Floor Area 24 sq ft – 2 sq m
First Floor Area 608 sq ft – 56 sq m



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



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