



Scotts Road, Leyton, London, E10

Offers In Excess Of £490,000

Leasehold

FOR SALE

 1  1  2

- Ground floor Abrahams maisonette
- 2 Bedrooms
- Quiet residential location
- Rear garden: approx 50ft
- Leyton Midland Road station: 0.5 mile
- Leyton tube station: 0.9 mile
- Internal: 646 sq ft (60 sq m)
- Double glazing & gas central heating
- EPC rating: D (65)
- Council tax band: B

A welcoming home, full of style that feels substantial inside, probably on account of its Abrahams Victorian heritage, which give it character and the excellent layout. The high ceilings and original fireplace add to the scale and sets a lovely cosy scene in the lounge; where natural light floods in through the bay window.

The kitchen-diner has a good sized dining space with the second bedroom and bathroom off it. Both the bedrooms are doubles, with one currently used as a music room/work space - it would also make a good guest room or nursery. Everything in the flat is beautifully finished and decorated.

The garden is mostly laid to lawn with established trees and shrubs. It includes a dining space and extended decking area, also a garden shed.

This is a brilliant area of E10, that combines living in a quiet place with the perks of being close to everything you need, and with easy access to transport links, with two stations within a 15 minute walk. The end of your road joins Francis Road, where you'll find local independent shops, cafes, restaurants and local pubs: The Leyton Technical and the Northcode are two of our favourites plus Yardarm for wine. There's a variety of local schools within walking distance too, and plenty of parks and green spaces to enjoy.

A homely Victorian flat in an area that has everything, shall we take a look?

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DIMENSIONS

Entrance

Via own front door leading into:

Entrance Hallway

Door to reception room & bedroom. Open to kitchen.

Reception Room

14'2 x 11'7

Kitchen

12'1 x 11'10

Access to rear garden. Door to bedroom two & bathroom.

Bedroom One

11'11 x 11'11

Bedroom Two

9'1 x 6'10

Bathroom

9'0 x 7'3

Rear Garden

approx 50'

Additional Information:

Tenure: Leasehold

Lease Term: 189 years from 22 July 1970

Lease Remaining: 137 years remaining

Ground Rent: N/A

Service Charge: N/A

Local Authority: London Borough Of Waltham Forest

Council Tax Band: B

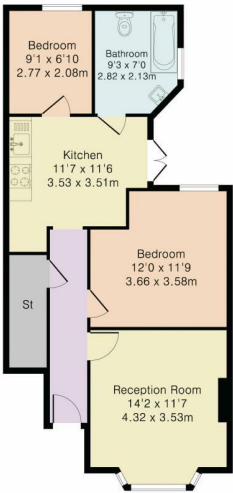
Annual Council Tax Estimate: £1,508.84

Disclaimer:

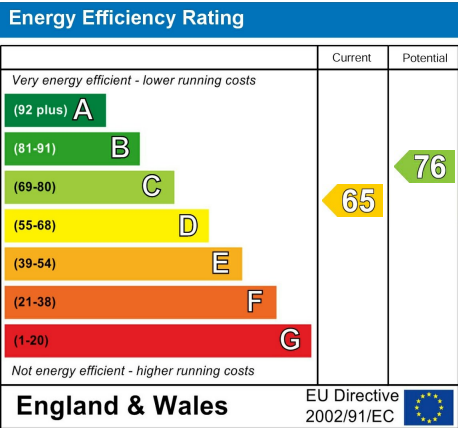
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FLOORPLAN

Approximate Gross Internal Area 646 sq ft – 60 sq m



EPC RATING



MAP

