



Brunswick Road, Leyton, London, E10

Offers In Excess Of £575,000

Leasehold

FOR SALE

1 2 3

- 3 Bedroom first floor Abrahams maisonette
- Loft conversion
- Gas central heating
- Leyton Midland Road Overground station 0.2 mile
- Leyton & Leytonstone Tube stations: 0.7 mile
- EPC rating: C (74)
- Council tax band: B
- Private rear garden: approx 35ft
- Chain-free
- Internal: 1020 sq ft (94.8 sq m)

This beautifully presented, three-bedroom Abrahams maisonette offers a unique and versatile living space. Nestled on the first floor of a period building, the property boasts a stylish interior, a loft conversion, and a private rear garden.

The spacious kitchen-dining room, painted in a stunning navy blue, is perfect for entertaining guests and enjoying family meals. The kitchen is well-equipped with modern appliances and offers ample counter space for cooking and preparing food. The dining area provides plenty of room for a large dining table, making it ideal for hosting dinner parties or enjoying casual family meals.

Upstairs, the loft conversion bedroom is a peaceful retreat with limewash walls that create a calming and relaxing atmosphere. The en-suite bathroom adds to the convenience and privacy of this spacious bedroom. The other two bedrooms are also well-sized and offer plenty of natural light. Outside, the private rear garden is a perfect space for relaxing and enjoying the outdoors. The decked area provides a comfortable and stylish space for entertaining guests or enjoying a quiet evening at home.

The property is conveniently located close to Leyton and Leytonstone Tube stations and Leyton Midland Road Overground station. This provides easy access to central London and other parts of the city. The nearby Francis Road is a popular shopping and dining destination, offering a variety of independent shops, cafes, and restaurants.

With its stylish interior, spacious layout, and convenient location, this charming maisonette offers a fantastic opportunity to create a beautiful and comfortable home. 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

Staircase leading to second floor. Door to reception room, dining room, bedroom one & bedroom two.

Reception Room

14'5 x 11'9 (4.39m x 3.58m)

Dining Room

12'1 x 11'7 (3.68m x 3.53m)

Door to inner hall. Open to:

Kitchen

10'3 x 6'0 (3.12m x 1.83m)

Door to

Bedroom One

12'2 x 11'9 (3.71m x 3.58m)

Bedroom Two

8'7 x 6'0 (2.62m x 1.83m)

Inner Hall

Staircase leading to rear garden. Door to:

Bathroom

6'1 x 6'0 (1.85m x 1.83m)

Second Floor Landing

Door to:

Bedroom Three

13'0 x 11'0 (3.96m x 3.35m)

Door to:

Bathroom

8'2 x 6'0 (2.49m x 1.83m)

Rear Garden (Private)

approx 35' (approx 10.67m)

Additional Information:

Lease Term: 99 years from 25 March 2019

Lease remaining: 94 years remaining.

Ground Rent: £200 per annum.

Service Charge: £0 N/A per annum.

Building Insurance premium: £368.50

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



EPC RATING

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	74	79
England & Wales	EU Directive 2002/91/EC	

LOCATION



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