



Albert Road, Leyton, London, E10

£1,500 PCM

Unfurnished

TO LET

1 1 2

- Two Bedroom Victorian Ground Floor Flat
- Double Glazed & Gas Central Heating
- 0.4m To Leyton Midland Road Station
- 0.5m To Leyton Tube Station
- Council Tax Band: B
- EPC Rating: D
- 74'5 x 10'3 Rear Garden
- 649 Sq Ft (60 Sq M)
- Viewing By Appointment Only
- PPE Provided

A box fresh, two bedroom garden flat on Albert Road. Ideally located for the many retail and leisure venues of Francis Road and the High Road, it's also just a short stroll from Leyton Central Line station when you need to get further afield.

Newly refurbished throughout, this property offers bay windowed lounge to the front, stylish bathroom and separate WC, modern fitted kitchen and two bedrooms. Outside there is a private garden to the rear.

Albert Road, Leyton, London, E10

DIMENSIONS

In This Area...

Leyton is home to the only shop that can be seen from space. OK, that's not entirely true, but the carnival shop on the High Road is definitely bright. There's no way you'll miss this multi coloured wonder, it looks like it's made of Lego. The shop sits opposite Coronation Gardens, a beautiful park with a little maze, pond and fountain. The High Road is also home to the Leyton Technical, a lovely pub that occupies the ground floor of the old town hall. It has good beer, good food, and the longest walk to the toilet you'll ever find. If you like beer, Leyton is the place for you, as both Brodie's Beers and Signature Brew (voted UK Brewery Business of the Year 2018) are based in E10. Sidmouth Park, just behind the carnival shop, is a hit with kids as there's loads of stuff to play on. If you are hungry or thirsty, wander to Francis Road and you'll find a bucket load of nice cafes, including Yardarm, Marmelo Kitchen, and Albert & Francis, as well as an increasingly interesting range of shops and businesses, from books to yoga, and flowers to gifts. There's even a friendly estate agency there...

Dimensions:

Entrance

Via own front door leading into:

Entrance Hallway

Door to living room, kitchen, bedroom one & bathroom.

Ground Floor WC

Living Room

14'3" x 11'6"

Kitchen

10'10" x 10'6"

Door to bedroom two. Door to:

Inner Hall

Door to rear garden & ground floor wc.

Bedroom One

11'11" x 11'6"

Bedroom Two

7'10" x 7'9"

Bathroom

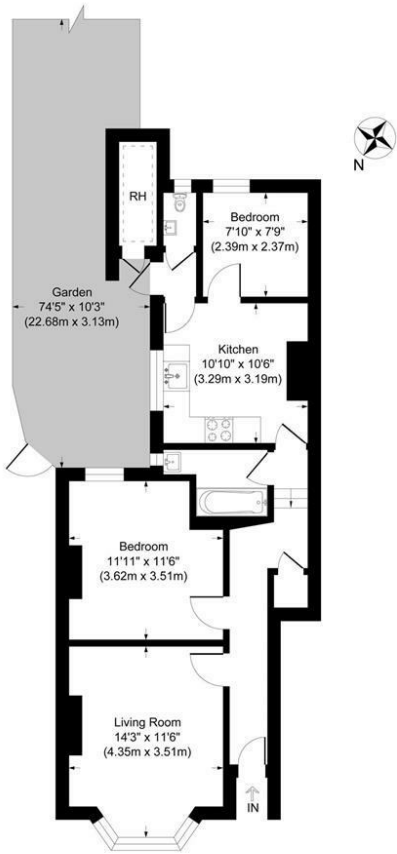
Rear Garden

74'5" x 10'3"

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 = 60 sq m / 649 sq ft

This Plan is for layout guidance only. Not drawn to scale unless states. windows and door openings are approximate. whilst every care is taken in the preparation of this plan, please check all dimensions shapes and compass bearings making any decisions reliant upon them.

EPC CHART

