



Lindley Road, Leyton, London, E10

Offers In Excess Of £450,000

Leasehold

FOR SALE

 1  1  2

- Victorian ground floor conversion flat
- 2 Bedrooms
- Double glazing & gas central heating
- Leyton Midland Road station: 0.4 mile
- Leyton tube station: 0.6 mile
- EPC rating: D (61)
- Council tax band: B
- Rear garden: Approx 30ft
- Chain-free
- Internal: 598 Sq ft (56 sq m)

An attractive home that feels light and spacious, in a location that gives you everything close by including easy transport links.

This is a conversion flat that really works. The kitchen itself is modern and well fitted, but as a kitchen-diner it creates a real 'heart of the home' space. With options on how you'll use it: such as a kitchen-diner play area, lounge, snug or office.

The space is roomy, filled with light and overlooks the garden through bi folding doors which will open the space out beautifully during the Summer months.

It's a natural garden with established borders, a garden shed and a decking area.

There's also a long hallway, modern fitted bathroom and 2 substantial double bedrooms, one currently being used as a child's bedroom and playroom with bay windows.

You'll be living in a welcoming and inclusive community, just off Francis Road which is buzzing with interesting, independent shops, cafes and excellent local pubs including the Coach & Horses. There are also delicious eateries and restaurants such as Marmelo and Yardarm. There are excellent local schools nearby for all ages and you're well linked for transport with the Central Line just a 10 minute walk away at Leyton tube and easy bus routes in every direction. There are also plenty of parks and recreation grounds within walking distance.

A light, roomy flat that's chain-free, with a garden. Shall we go take a look?

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DIMENSIONS

Communal Entrance

Via communal front door leading into:

Communal Hallway

Door to flat.

Entrance

Via flat entrance door leading into:

Entrance Hallway

Door to all rooms.

Lounge/Kitchen

20'4 x 9'10

Door to rear garden.

Bedroom One

15'1 x 12'6

Bedroom Two

11'10 x 9'10

Bathroom

7'3 x 9'10

Rear Garden

in excess of: 29'11"

Additional Information:

Tenure: Leasehold

Lease Term - 125 years granted upon completion.

Lease Remaining: 125 years remaining.

Ground Rent: £150 per annum.

Service Charge: £ TBC - per annum.

Local Authority: London Borough Of Waltham Forest

Council Tax Band: B

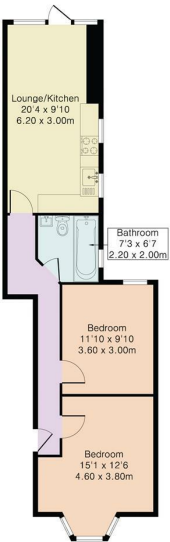
Annual Council Tax Estimate: £1,508.84 per annum.

Disclaimer:

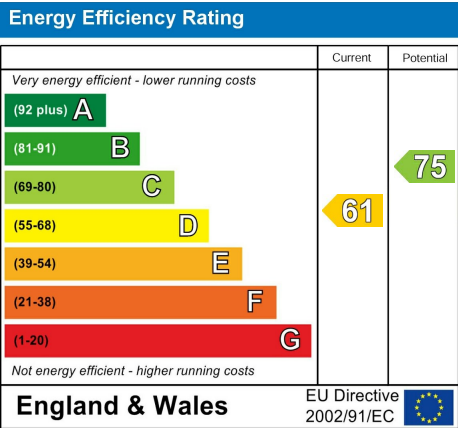
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FLOORPLAN

Approximate Gross Internal Area 598 sq ft - 56 sq m



EPC RATING



MAP

