



Morley Road, Leyton, London, E10

Offers In Excess Of £465,000

Share of Freehold

FOR SALE

 1  1  2

- Ground floor Victorian conversion flat
- 2 Bedrooms
- Double glazing
- Leyton Midland Road station: 0.5 mile
- Leyton Central line tube station: 0.8 mile
- EPC rating: C (71)
- Council tax band: B
- Rear garden: approx 30ft
- Chain-free
- Internal: 532 sq ft (49 sq m)

Stylish home with a private garden, in a quiet neighbourhood near the bustling area of Francis Road.

A fresh-feeling property, full of natural light, with neutral decor and solid wood floors and doors. The living room with sleek open-plan kitchen is a modern space with patio doors opening out to the private garden, which extends the living space and gives the room serious scale. The garden is attractive with established trees and gets the sun in the afternoon.

There're 2 good sized double bedrooms with storage. And a contemporary, fully tiled bathroom. The home is well planned and finished throughout.

Living here you'll be close to a variety of schools, parks, sports, entertainment and all the independent shops, cafes, restaurants and pubs on nearby Francis Road. Some of our favourites are Yardarm, Bread & Oregano, Marmelo Kitchen and Albert & Francis. It's an exciting and constantly evolving area. And if football's your thing, the Os and Hammers are close by, and so is Leyton Cricket Ground. There're easy transport links too with Leyton and Leyton Midland Road stations within a 10 minute walk from home, and it's just one stop on the Central Line to Westfield for mega shopping, cinema and the Olympic Pool.

Nearby are Sidmouth Park and Coronation Gardens and for bigger adventures, you have acres of natural green space nearby at Hackney Marshes and Wanstead Flats.

An attractive and modern garden flat in a great area. Shall we take a look?

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DIMENSIONS

Communal Entrance

Via communal front door leading into:

Communal Hallway

Door leading to flat.

Entrance

Via flat entrance door leading into:

Entrance Hallway

Access to all rooms.

Open Plan Kitchen/lounge/diner

14'1 x 12'8

Doors leading to rear garden.

Bedroom One

13'2 x 11'10

Bedroom Two

11'0 x 9'7

Bathroom

6'9 x 5'5

Rear Garden

approx 30'

Additional Information:

Tenure: Share of the freehold

Head Lease Term: 999 years from 31.10.2018

Lease Remaining: 994 Years

Service Charge: £0 - per annum

Ground Rent: £0 - per annum

Local Authority: London Borough Of Waltham Forest

Council Tax Band: B

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 532 sq ft - 49 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

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		
England & Wales	EU Directive 2002/91/EC	

MAP



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