



# Morley Road, Leyton, London, E10 Offers In Excess Of £465,000 Share of Freehold

**FOR SALE** 

四1 → 1 四2

- Ground floor Victorian conversion flat
- 2 Bedrooms
- · Double glazing
- Leyton Midland Road station: 0.5
- 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 sttractive 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

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







## Morley Road, Leyton, London, E10

## **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

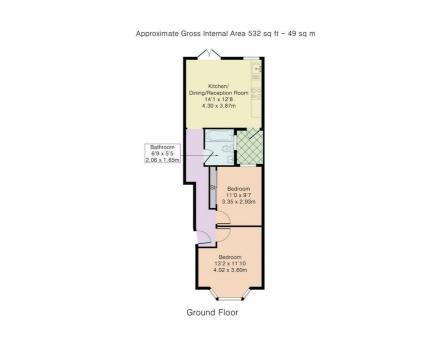
Lease Remaining: 994 Years Service Charge: £0 - per annum Ground Rent: £0 - per annum Local Authority: London Borough Of

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).

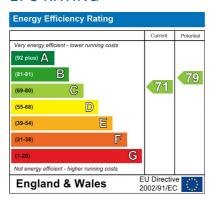
## **FLOORPLAN**







## **EPC RATING**



## MAP



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