

## Albert Road, Leyton, London, E10

Offers In Excess Of £475,000

Leasehold

**FOR SALE**

1 1 2

- 2 Bedrooms First floor Abrahams maisonette
- Gas central heating
- Kitchen-diner
- Potential for loft extension (STPP)
- Leytonstone tube station: 0.7 mile
- Council tax band: B
- EPC Rating: C (72)
- Rear garden: approx 40ft
- Chain-free
- 670 Sq Ft (62 Sq M)

A first floor Abrahams flat with a private rear garden, in a location that puts you close to everything.

This is a lovely home with a great kitchen diner that maximises the space and provides room to sit and relax as well as dine. The property is very light with high ceilings and a good sense of space. There's a family bathroom and the bedrooms are doubles and are also light. A huge benefit to the property is the garden, an exciting private space to which you can bring your own ideas.

You'll be living close to Leyton road and Francis Road where you'll find a variety of independent shops, cafes and restaurants, and Westfield is only 1 stop away on the Central Line at Leyton station: our local favourites are the Leyton Technical, Coach & Horses, Marmelo and Yardarm. You'll also be living within walking distance of a variety of schools and close to 3 parks Leyton Jubilee, County Ground and Jack Cornwell Park, great places for walking, running and cycling.

The transport links here are great with multiple bus routes and 3 stations within range, the nearest being a 10 minute walk or a 4 minute cycle.

A really attractive home in a cracking area, 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

Door to all rooms.

### Reception Room

11'10 x 11'7

Currently being used as a bedroom

### Kitchen/Diner

18'11 x 10'10

Door leading to rear garden.

### Bedroom One

12'4 x 11'5

### Bedroom Two

11'9 x 5'9

### Bathroom

7'10 x 6'7

### Rear Garden

### Additional Information:

Tenure: Leasehold

Lease Term: 150 years from 2 December 2019

Lease Remaining: 147 years remaining

Ground Rent: £100 per annum.

Service Charge: £200 per annum

Local Authority: London Borough Of Waltham Forest

Council Tax Band: B

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

### Disclaimer:

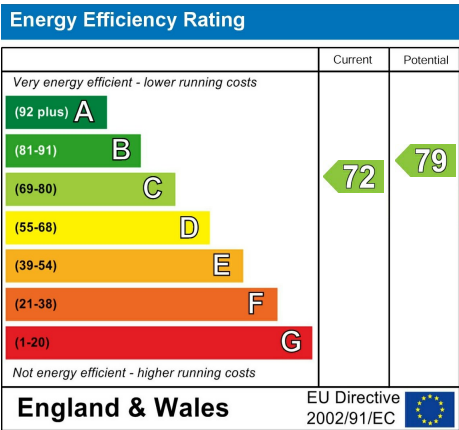
The information provided about this property does not constitute or form part of any offer or contract, nor may it be relied upon as representations or statements of fact. All measurements are approximate and should be used as a guide only. Any systems, services or appliances listed herein have not been 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 670 sq ft – 62 sq m



## EPC RATING



## MAP

