



## Malta Road, Leyton, London, E10

Offers In Excess Of £475,000

**FOR SALE**

1 1 2

Share of Freehold

- 2 Bedroom first floor split-level conversion flat
- Semi-detached
- Double glazed
- Gas central heating
- Leyton Midland Road station: 0.6 mile
- Excellent bus links to Leyton & Blackhorse Road tube stations
- EPC rating: C (69) & Council tax band: B
- On road residents permit parking
- Chain-free
- Internal: 900 sq ft (84 sq m)

Occupying the first and second floors of a charming period conversion, this stylish two-bedroom flat is beautifully presented throughout, providing a turnkey opportunity in the heart of Leyton.

The heart of the home is the impressive full-width reception room at the front of the property. Bathed in natural light from twin windows, the space features elegant dado rails and bespoke shelving nestled into the alcoves on either side of the chimney breast. The chimney breast is painted in a sophisticated deep navy blue, creating a striking focal point. This sense of refined style continues into the fantastic kitchen-diner, where sleek navy cabinetry is complemented by white metro-tiled splashbacks and modern open shelving, offering a space that is as functional as it is aesthetic.

Accommodation is thoughtfully arranged over two levels to provide a sense of space and privacy. Both bedrooms are generous doubles, with the primary bedroom situated on the top floor. This expansive sanctuary features built-in storage and large skylights that flood the room with light. The modern three-piece shower room is equally well-appointed, boasting crisp white metro tiling and a spacious walk-in cubicle with a luxurious rainfall shower head.

Situated on a peaceful residential street just off Lea Bridge Road, the location is exceptional. Commuters will appreciate the short walk to Leyton Midland Road Overground station, providing swift access across London. The vibrant local neighbourhood features popular hotspots such as Patchworks, home to the renowned Blondies Brewery and Tabula Vintage, while the diverse shops and eateries of both Leyton and Walthamstow are within easy reach.

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

Staircase leading to second floor. Door to all first floor room.

### Reception Room

16'4 x 12'0 (4.98m x 3.66m)

### Kitchen

14'9 x 10'3 (4.50m x 3.12m)

### Bedroom One

12'1 x 10'3 (3.68m x 3.12m)

### First Floor Bathroom

7'1 x 5'2 (2.16m x 1.57m)

### Second Floor Landing

Door to:

### Bedroom Two

15'0 x 15'0 (4.57m x 4.57m)

### On road residents permit parking

### Additional Information:

Head Lease Term: 999 years from 01 January 2020

Head Lease Remaining: 996 years remaining

Ground Rent: £0 per annum

Service Charge: £0 per annum

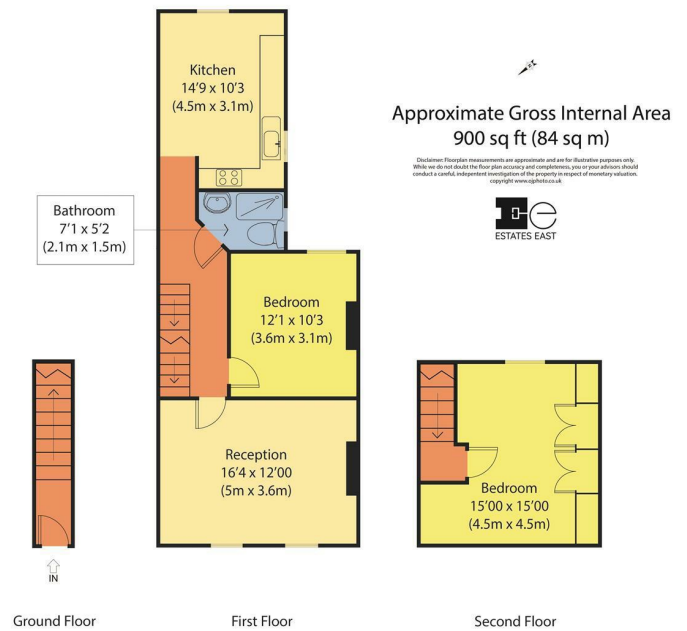
Local Authority: London Borough Of Waltham Forest

Council Tax Band: B

### Disclaimer:

We endeavour to ensure that our particulars are as accurate and reliable as possible; however, they do not constitute or form part of any offer or contract and should not be relied upon as statements or representations of fact. All measurements are approximate and provided as a guide only. Any systems, services, or appliances referred to have not been tested by us, and we are therefore unable to verify or guarantee their working condition. All photographs and floorplans are provided for guidance only. Tenants are advised to verify details relating to planning permissions, building regulations, and any works carried out at the property with their solicitor or conveyancer, as well as tenure and lease information where applicable.

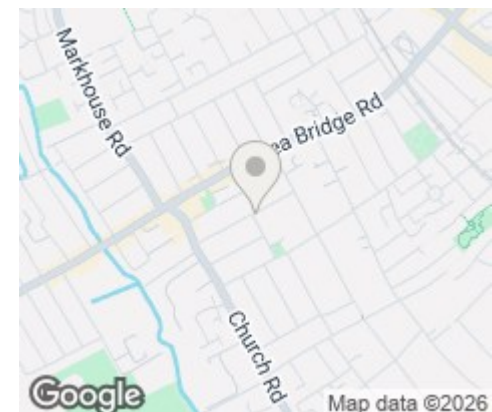
## FLOORPLAN



## EPC RATING

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>69</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## LOCATION



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