



## Morley Road, Leyton, London, E10

£2,000 PCM

FOR SALE

 1  1  2

- 2 bedroom ground floor maisonette
- Double glazed & gas central heating
- Kitchen/diner
- Leyton Midland Road Overground station: 0.3 mile
- Leyton Tube station: 0.6 mile
- Deposit: £2307.69
- Council tax band: B & EPC rating: C (70)
- Rear garden: 30' x 11'
- On street resident permit parking
- Internal: 702 sq ft (65 sq m)

A charming two-bedroom, ground floor flat on Morley Road. It's located moments from the many independent cafes and shops of Francis Road, meaning it's also very handy for the street food market on a Saturday! This fantastic property is also ideally situated for when you want or need to get further afield, with Leyton Central line station within easy walking distance.

The flat itself is beautifully presented throughout. To the front is a bay windowed reception room, with the main (double) bedroom directly behind, off the hallway. The kitchen has ample room to eat as well as cook and offers access to the private rear garden. The flat is rounded off by the second bedroom and the family bathroom at the rear of the property.

Beautifully presented and brilliantly located – shall we take a look...?

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## DIMENSIONS

### Entrance

Via front door leading into:

### Entrance Hallway

Door to reception room kitchen & bedroom one.

### Reception Room

14'4 x 12'4 (4.37m x 3.76m)

### Kitchen

11'8 x 11'4 (3.56m x 3.45m)

Door to inner hall & bedroom two. Doors to rear garden.

### Bedroom One

12'7 x 12'0 (3.84m x 3.66m)

### Inner Hall

Access to bathroom & door to rear garden.

### Bedroom Two

11'7 x 7'0 (3.53m x 2.13m)

### Bathroom

### Rear Garden

30'0 x 11'0 (9.14m x 3.35m)

### On street resident permit parking

### Additional Information:

Length of tenancy - 12 months with 6 month break clause.

Local Authority: London Borough Of Waltham Forest  
Council Tax Band: B

### Notice:

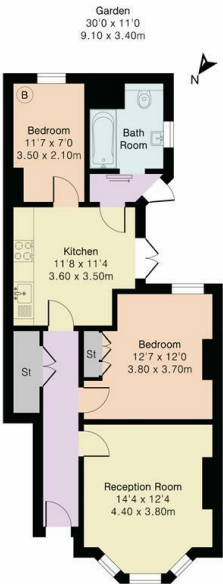
All photographs and floorplan are provided for guidance only.

### Disclaimer:

We endeavour to make our sales particulars as accurate and reliable as possible, however, they do 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

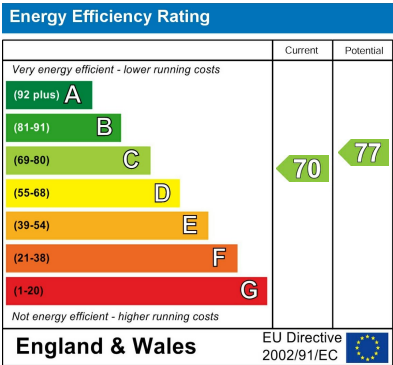
Approximate Gross Internal Area 702 sq ft - 65 sq m



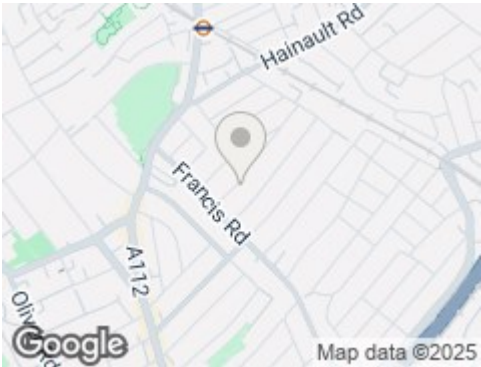
Ground Floor



## EPC RATING



## LOCATION



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