



Dawlish Road, Leyton, London, E10

£1,350 PCM

Unfurnished

TO LET

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- Two Bedroom First Floor Flat
- Double Glazed & Gas Central Heating
- 0.3m To Leyton Midland Road Station
- 0.6m To Leyton Tube Station
- Council Tax Band: B
- EPC Rating: D
- 13'4 x 12'6 Garden
- 492 Sq Ft (45.7 Sq M)
- Viewing By Appointment Only
- PPE Provided

A newly refurbished two bedroom flat on Dawlish Road.

This beautifully presented flat offers two bedrooms, bay fronted lounge, fitted kitchen and bathroom. The décor throughout is neutral, with either laminate or tiled flooring throughout. Outside there is a garden section for the use of this flat.

The location of this property is ideal for exploring E10 and beyond. The many bars and eateries of Francis Road and the High Road are on your doorstep, whilst commuting is made easier by the close proximity of both Leyton Underground and Leyton Midland Overground stations.

Dawlish Road, Leyton, London, E10

DIMENSIONS

In This Area...

Leyton is home to the only shop that can be seen from space. OK, that's not entirely true, but the carnival shop on the High Road is definitely bright. There's no way you'll miss this multi coloured wonder, it looks like it's made of Lego. The shop sits opposite Coronation Gardens, a beautiful park with a little maze, pond and fountain. The High Road is also home to the Leyton Technical, a lovely pub that occupies the ground floor of the old town hall. It has good beer, good food, and the longest walk to the toilet you'll ever find. If you like beer, Leyton is the place for you, as both Brodie's Beers and Signature Brew (voted UK Brewery Business of the Year 2018) are based in E10. Sidmouth Park, just behind the carnival shop, is a hit with kids as there's loads of stuff to play on. If you are hungry or thirsty, wander to Francis Road and you'll find a bucket load of nice cafes, including Yardarm, Marmelo Kitchen, and Albert & Francis, as well as an increasingly interesting range of shops and businesses, from books to yoga, and flowers to gifts. There's even a friendly estate agency there...

Dimensions:

Communal Entrance

Via communal door leading into:

Communal Hallway

Staircase leading to first floor.

Entrance

Via flat entrance door leading into:

Entrance Hallway

Door to all rooms.

Reception Room

14'5 x 10'0

Kitchen

9'9 x 6'8

Bedroom One

12'0 x 9'11

Bedroom Two

8'2 x 7'10

Bathroom

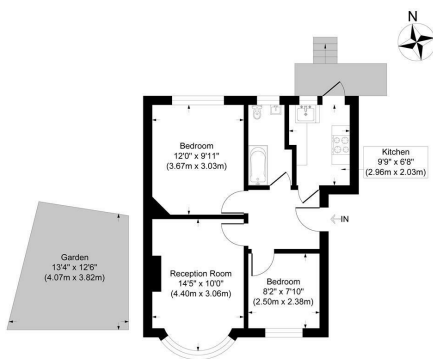
Garden

13'4 x 12'6

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



ESTATES 10
LEYTON & LEYTONSTONE'S ESTATE AGENT

Dawlish Road

Approximate Gross Internal Area
Total = 45.7 sq m / 492 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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EPC CHART

