






Leyton Green Road, Leyton, London, E10

Offers In Excess Of £315,000

FOR SALE

 1  1  1

Leasehold

- Modern purpose built fifth floor apartment
- 1 Double bedroom
- Open plan lounge/kitchen
- High performance glazed windows
- Leyton Midland Road Overground station 0.4 mile
- Council tax band: B
- Balcony: 19'11 x 5'1
- Secure access
- Residents permit parking available
- Internal: 539 sq ft (50 sq m)

An effortlessly stylish one-bedroom flat on Leyton Green Road.

Whitehouse enjoys an enviable location, being perched on the border where E10 meets E17. As such it's perfect for exploring both these fantastic areas. Head into Walthamstow, and the delights of the Village are within easy walking distance, as is Wood Street. Stay in Leyton, and there are the wide-open spaces of Hollow Ponds and Epping Forest, as well as the many independent bars and eateries dotted along the High Road and Francis Road. Whether it's meeting friends for a bite to eat or enjoying the peace and quiet of the parks and forest, this flat offers a great location for both.

The flat itself is a delight. Situated on the fifth floor of a modern block, it's light and airy throughout. The reception room is spacious and offers access to the south-facing private balcony – the perfect spot for watching the New Year fireworks! The modern fitted kitchen is open plan to the reception room, making it ideal for entertaining. The bedroom is a solid double, with built-in storage, and enjoys views over the balcony. Finally, there is a three-piece family bathroom, with shower over the tub.

Outside, there are six unallocated parking spaces available for residents to use on a first-come, first-served basis, provided a £20 annual permit has been purchased. There is also on-street parking available on nearby roads with a separate residents' permit from London Borough of Waltham Forest.

This is a beautifully presented and stylish home, just waiting for its next lucky owner. Shall we take a look...?

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DIMENSIONS

Communal Entrance

Via communal front door leading into:

Communal Hallway

Staircase and lift to all floor and flat.

Entrance

Via flat entrance door leading into:

Entrance Hallway

Door to all rooms.

Reception Room

12'8 x 10'8 (3.86m x 3.25m)

Door to balcony. Open to:

Kitchen

11'0 x 8'11 (3.35m x 2.72m)

Open to reception room.

Bedroom One

13'10 x 9'6 (4.22m x 2.90m)

Bathroom

9'0 x 5'10 (2.74m x 1.78m)

Balcony

19'11 x 5'1 (6.07m x 1.55m)

Residents Permit Parking

On street residents permit parking

There are 6 unallocated parking spaces available for residents to use on a first-come, first-served basis, provided a £20 annual permit has been purchased

Additional Information:

Lease Term: 125 years from 1 March 2014

Lease Remaining: 113 years remaining

Ground Rent: £100 - per annum

Service Charge: £257.56 - per month which includes building insurance and a caretaker.

Local Authority: London Borough Of Waltham Forest

Council tax band: B

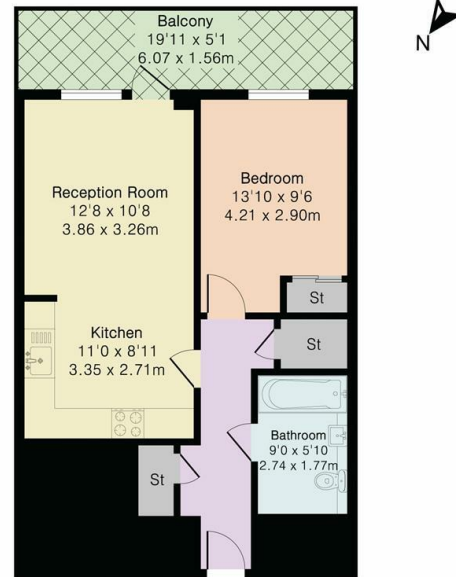
EPC rating: TBC (Pending)

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, floorplans and video tours 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

Approximate Gross Internal Area 539 sq ft - 50 sq m



Fifth Floor



Floor plan produced in accordance with FICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



EPC RATING

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

LOCATION



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