

Burchell Road, Leyton, London, E10

Offers In Excess Of £335,000

Share of Freehold

FOR SALE

1 1 2

- Ground floor purpose built flat
- 2 Bedrooms
- Double glazed & Gas central heating
- Lounge/diner
- Leyton Midland Road Station: 0.4 mile
- Council tax band: B
- EPC rating: C (74)
- North-west facing rear garden: approx 55ft
- Chain-free
- Internal: 436 sq ft (40.5 sq m)

This charming two-bedroom ground-floor flat is offered chain-free and ready for you to move straight in. Situated on a quiet "no through" road, this purpose-built, well-presented home boasts a light-filled lounge with a bay window to the front, creating a bright and welcoming space. Two bedrooms are located at the rear of the property, all benefiting from practical and stylish laminate flooring that flows throughout. The layout thoughtfully places the bathroom and kitchen between the living and sleeping areas. The bathroom is fully tiled and features a modern three-piece suite. The kitchen is well-equipped with a range of base and eye-level fitted units and attractive tiling to the floor and splashbacks. A private north-west-facing garden awaits you at the rear, accessible directly from the kitchen. This outdoor space offers a delightful combination of lawn and patio areas, perfect for relaxing or entertaining, and includes a shed for secure storage.

The desirable and convenient location is further enhanced by its proximity to Leyton Midland Road Station, just a short stroll away, providing easy access to transport links. Local amenities abound, with the popular Bread and Oregano restaurant nearby and the vibrant Francis Road just a short walk away, offering a variety of independent shops and cafés, such as independent wine shop, café bar and deli Yardarm and florist and plant shop Edie Rose.

Shall we take a look?

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DIMENSIONS

Communal Entrance
Via front door leading into:

Communal Hallway
Door to flat

Entrance
Via flat entrance door leading into:

Entrance Hallway
Access to all rooms.

Lounge/Diner
12'8 x 8'0 (3.86m x 2.44m)

Kitchen
9'0 x 6'0 (2.74m x 1.83m)
Door to rear garden.

Bedroom One
9'1 x 9'0 (2.77m x 2.74m)

Bedroom Two/Study
9'1 x 5'11 (2.77m x 1.80m)

Bathroom
6'0 x 5'10 (1.83m x 1.78m)

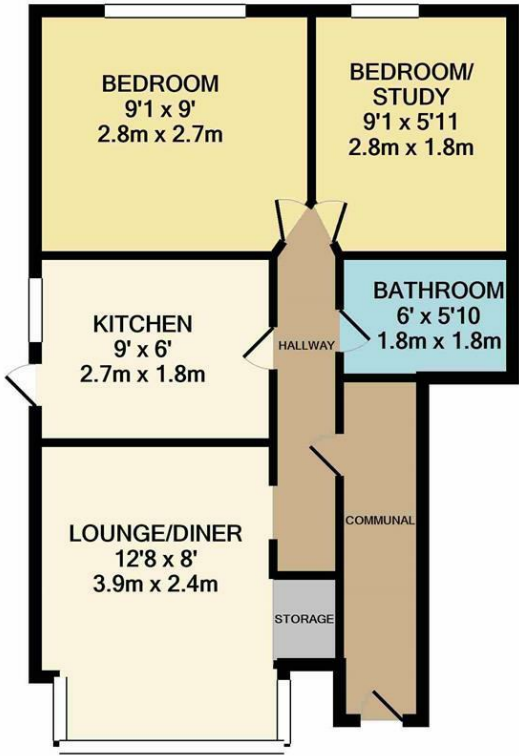
Rear Garden (North West Facing)
approx 55' (approx 16.76m)

Additional Information:
Head Lease Term: 999 years from 1 January 2018
Head Lease Remaining: 992 years remaining
Ground Rent: £0 per annum
Service Charge: £0 per annum
Local Authority: London Borough Of Waltham Forest
Council Tax Band: B

Notice:
All photographs are provided for guidance only.

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



TOTAL APPROX. FLOOR AREA 436 SQ.FT. (40.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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		
	74	75
England & Wales		
EU Directive 2002/91/EC		

LOCATION

