



Murchison Road, Leyton, London, E10

Offers In Excess Of £500,000

FOR SALE

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Leasehold

- 2 Bedroom First floor Abrahams maisonette
- Kitchen/diner
- Potential to extend in to the loft (STPP)
- Gas central heating
- Leyton Midland Road station: 0.3 mile
- Leytonstone tube station: 0.5 mile
- EPC rating; D (66) & council tax band: B
- Rear garden: Approx 30'
- Chain-free
- Internal: 765 sq ft (72 sq m)

A 2 bedroom split level heritage home in a great area with everything you need nearby. The property has had a recent refurb, finished to an excellent standard, while keeping true to the home's character with features like the original floorboards. The first floor elevation gives the home lots of natural light, plus views and easy access to the garden, which is a lovely green space featuring mature trees and a seating area. The large open plan kitchen / diner with sleek kitchen fittings and dual aspect windows is a great living space. And the roomy lounge with large bay windows means you have somewhere new to go and relax in the evenings. The split level aspect of the home increases the scale of the property throughout, and allows space for storage and separation between the rooms. There's also the potential to extend into the loft (STPP). The large double bedroom is joined by a smaller bedroom, currently used as a home office. There's also a contemporary bathroom with bathtub and shower over. Abraham designed homes all share a certain character and make stunning conversions on account of the light and shape of the rooms. And this one is chain free and ready to go.

Living here, you're in the fantastic community vibe of E10. Where new things to see and do appear all the time. It's walking distance to a variety of local schools, community parks and all the independent shops, cafes, and restaurants on nearby Francis Road: our favourites are Yardarm and Marmelo Kitchen. Great local pubs include the Leyton Technical and the Coach & Horses. There're good bus routes to the city and to Westfield for bigger shopping. And easy links to central London from Leyton tube station which is a 14 minute walk or a 4 minute cycle away. It's also cycling distance to Spitalfields Market and the wide open green space of Hackney Marshes. Shall we take a look?

Murchison Road, Leyton, London, E10

DIMENSIONS

Entrance

Via own front door leading into:

Entrance Hallway

Staircase leading to first floor.

First Floor Landing

Door to reception room, kitchen/diner, bedroom one & bedroom two.

Reception Room

13'7 x 12'10

Kitchen/diner

22'3 x 12'0

Staircase with stairs leading into rear garden.
Door to bathroom.

Bedroom One

13'1 x 12'10

Bedroom Two

7'10 x 6'0

Bathroom

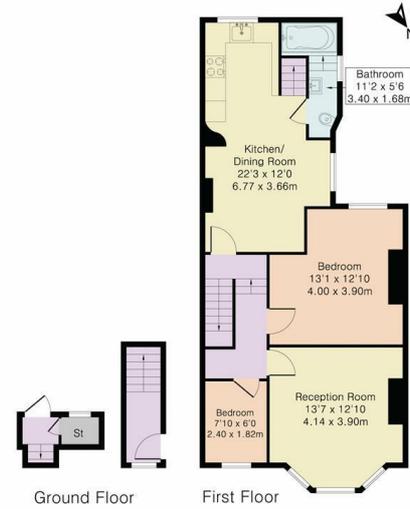
11'2 x 5'6

Rear Garden

approx 30'

FLOORPLAN

Approximate Gross Internal Area 765 sq ft – 72 sq m
Ground Floor Area 60 sq ft – 6 sq m
First Floor Area 705 sq ft – 66 sq m



Additional Information:

Lease Term: 189 years from 26 June 2000

Lease Remaining: 166 years remaining

Ground Rent: - N/A

Service Charge: - N/A

Local Authority: London Borough Of Waltham Forest

Council Tax Band: B



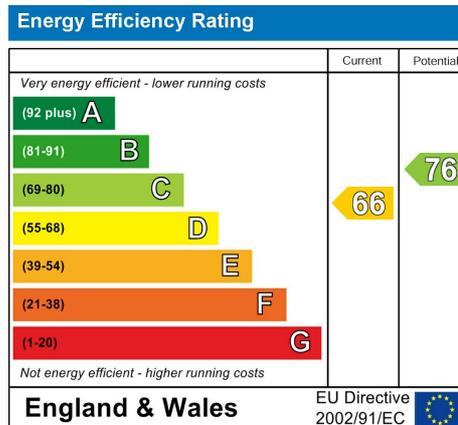
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EPC RATING



MAP



hello@estateseast.co.uk

020 8520 9300

estateseast.co.uk

