

ESTATES EAST



## Newport Road, Leyton, London, E10

£1,200 PCM

Part furnished

TO LET

1 1 2

- Purpose Built Ground Floor Flat
- Two Bedrooms
- Double Glazed & Gas Central Heating
- 0.6m To Leyton Midland Road Overground & Leytonstone Stations
- Council Tax Band: C
- EPC Rating: C
- Communal Garden & Secure Gated Communal Parking
- 662 Sq Ft (61 Sq M)
- Viewing By Appointment Only
- PPE Provided

A smart, two bedroom ground floor flat in a modern, purpose built block. Situated on Newport Road, it is thus ideally placed for the many independent shops, cafes and eateries on Francis Road and the High Road beyond. It's also within easy walking distance of Leyton Central Line station, meaning it's easy to get further afield when the need arises, be that to Westfield and the Olympic Park, the City or beyond.

The property itself offers a spacious lounge (with direct access to the communal gardens via a door in the bay), two well proportioned bedrooms, fitted kitchen and a three piece bathroom.

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## 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 front door leading into:

#### Communal Hallway

Door leading to flat.

#### Entrance

Via flat entrance door leading into:

#### Entrance Hallway

Door to all rooms.

#### Reception Room

17'5 x 10'1

Door to communal garden.

#### Bedroom One

16'5 x 10'3

#### Bedroom Two

11'11 x 7'0

#### Kitchen

11'11 x 6'4

#### Bathroom

#### Communal Garden

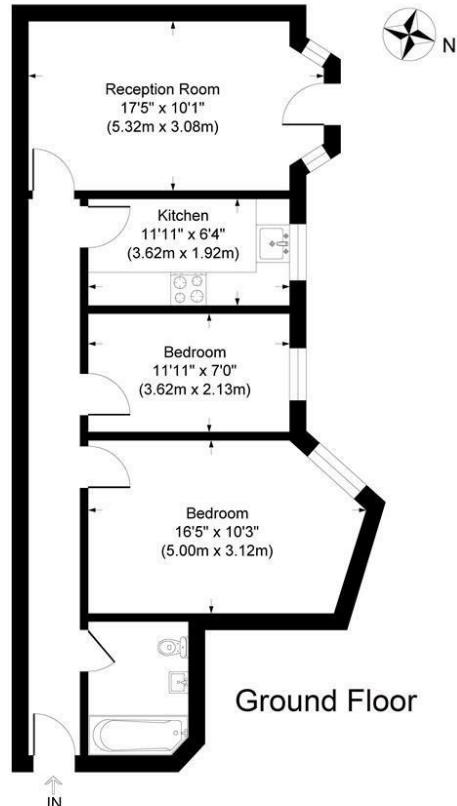
#### Communal Parking

Secure gated communal parking.

#### 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



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 making any decisions reliant upon them.

## EPC CHART

