



## Morley Road, Leyton, London, E10

Offers In Excess Of £525,000

Leasehold

**FOR SALE**

 1  1  2

- First floor Abrahams maisonette
- 2 Bedrooms
- End of terrace
- Double glazing
- Gas central heating
- Leyton Midland Road station: 0.5 mile
- EPC rating: D (58)
- Council tax band: B
- Rear Garden: approx 30ft with outbuilding/office
- Internal: 857 sq ft (79 sq m)

A light and spacious, end of terrace garden flat on a tree lined road in a brilliant location.

This is an elegant home with its Abrahams heritage bringing scale and character to all the rooms. The lounge/diner is a light and roomy space with feature fireplace.

The kitchen feels fresh and benefits from an interesting shape with plenty of storage that allows room for a breakfast bar.

There's a Well furnished family bathroom and 2 attractive bedrooms, the master bedroom has fitted wardrobes.

The first floor elevation means the home's light and bright throughout, and its calm decor makes the most of that. You then have the huge benefit of a private garden, which is a pretty space framed by large trees and established shrubs. It has a dining area and the bonus of a studio fitted with electrics, currently used as a gym and home working space. South east facing the garden gets the sunrise and sun until about 5pm depending on the time of year. The layout of the flat means you have cooler bedrooms in the summer.

It's a quiet and friendly neighbourhood where everyone says hello to each other and street parking spaces are always available. All the essentials are nearby, and for parents that includes local schools. On Francis Road and the High Road you'll find a great variety of pubs and independent shops, restaurants and cafes, Unity Cafe is a favourite, also Yardarm for a bottle of wine. For mega shopping, hop on the bus or tube to Westfield, where you'll also find the cinema and the Olympic Park and pool.

There're good transport links as you're in between 3 different stations, the nearest is the overground station at Leyton Midland Road, which is less than a 10 minute walk away. And having the Central line also nearby means you can be in the city within 30 mins from home.

If football's your thing, the Os and Hammers are close by, also Leyton Cricket Ground. And to get out in natural green space Epping Forest and Wanstead Flats are a short cycle away. Shall we take a look?

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## DIMENSIONS

### Entrance

Via own front door leading into:

### Entrance Hallway

Staircase leading to first floor.

### First Floor Landing

Access to: reception room, kitchen & bedroom one.

### Reception Room

18'3 x 11'9

### Kitchen

11'9 x 11'9

Door to staircase leading into rear garden, bedroom two & bathroom.

### Bedroom One

12'2 x 12'1

### Bedroom Two

11'7 x 7'0

### Bathroom

11'5 x 4'3

### Rear Garden

approx 30'

Access to:

### Outbuilding/Office

9'4 x 6'4

### Additional Information:

Lease Terms: 180 years from 24 June 1997

Lease Remaining: 154 years remaining

Ground Rent: £0 - per annum

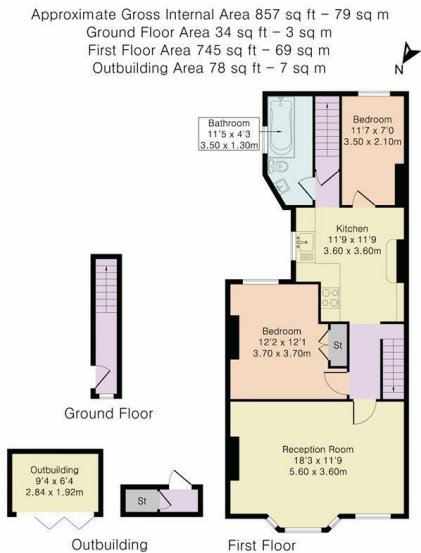
Service Charge: £0 - per annum

Local Authority: London Borough Of Waltham Forest  
Council Tax Band: B

### 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).

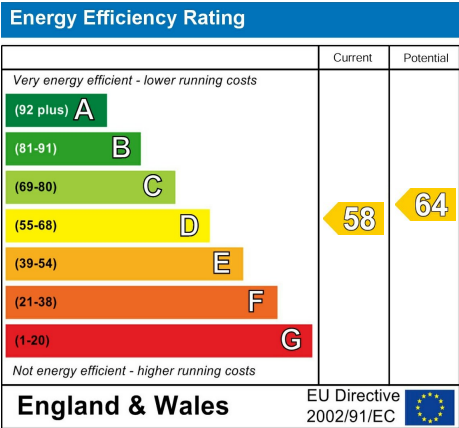
## FLOORPLAN



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## EPC RATING



## MAP

