






## High Road Leyton, Leyton, London, E10

Guide Price £425,000

Leasehold - Share of Freehold

**FOR SALE**

 1  1  2

- New Build Modern First Floor Flat
- Two Bedrooms
- Share Of The Freehold
- Private Terrace
- Leyton Tube Station: 0.5 mile
- Help To Buy Available
- EPC Rating: B (83)
- Council Tax Band: D
- Chain free
- 731 Sq Ft (67.9 Sq M)

It's very rare to view apartments that immediately feel like a HOME. Offered with "Share of Freehold" viewings are highly recommended for HOME hunters looking to secure a mid/long term HOME..

A visually stunning Boutique Development of 9 Architecturally designed 1,2 & 3 bedroom apartments, located in the heart of the popular E10 postcode and only a 5 minute walk to Leyton shops and underground.

As part of the design development process every detail has been creatively designed with YOU as the new HOME owners in mind. Once you are happy with how you have positioned your personal furniture, specifications include architecturally designed, unique black brickwork with contrasting large glass panels allowing HOME owners to enjoy the natural elements to be part of your everyday living.

The visually stunning communal courtyard allows residents to create a real community living experience, video entry system for added security, bespoke communal lighting offers a balanced and well thought out creative ambiance for those summer and winter evenings, going GREEN easy to use bicycle racks, high quality "Otis" engineered lift and lots of terraces, balconies and central courtyard for ALL residents to enjoy.

Internally each apartment is unique with well thought out living spaces and linear shaped rooms which is always an Architectural design challenge. Extra height ceilings compliment the floor to ceiling glass panelled windows which really allow the owners to feel the space each apartment have to offer. With glass bifold doors, skylights, engineered oak flooring in main living spaces, lush carpets in the bedrooms and ceramic flooring in the bathrooms the layers of different materials really come together and complement each space.

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...Further benefits include underfloor heating, quartz worktops providing a quality stone finish to the fully fitted kitchens, integrated SMEG appliances including washing machine, dishwasher & double height fridge freezer. Each bathroom and ensuite include quality fixtures & fittings, power shower and floor to ceiling tiles with ample storage space. Rest assured the finish is exceptional, with attention to detail considered at every stage with YOU "the end user" as the Architects main design brief.

Well-proportioned in size each of the apartments feels spacious with well thought out design and incorporate additional private outdoor spaces, whether a balcony or terrace, as well as access to a delightful communal garden to the rear which caters for a real community vibe where residents can interact and really get to know each other as a new lifestyle concept usually seen in London's affluent locations such as Knightsbridge or Kensington and the busy financial district like Liverpool Street or Canary Wharf.

Without doubt this is set to become one of the classiest local developments in the E10 postcode and one of the very best new build developments we have seen in Leyton for a while.

### Living here...

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### DIMENSIONS:

- Kitchen/Living/Dining: 26'11 x 11'10 (8.20m x 3.60m)
- Bedroom One: 15'1 x 9'10 (4.40m x 3.00m)
- Bedroom Two: 11'10 x 9'2 (3.60m x 2.80m)
- Bathroom: 7'3 x 5'11 (2.20m x 1.80m)
- Storage: 4'3 x 1'11 (1.30m x 0.59m)
- Terrace: 29'3 x 4'1 (8.93m x 1.25m)

- Interior Area: 69 sq m | 738 sq ft
- Exterior Area: 11.2 sq m | 120 sq ft

### INTERNALS:

- General Finishes:
- Engineered oak flooring with underfloor heating
  - Matt emulsion paint to walls and ceilings
  - Solid core doors with painted veneer facings and Allgood ironmongery
  - Schneider flat plate metal switches and sockets
  - Low energy LED recessed downlights throughout
  - Video entryphone system

### Living Room/Dining Room

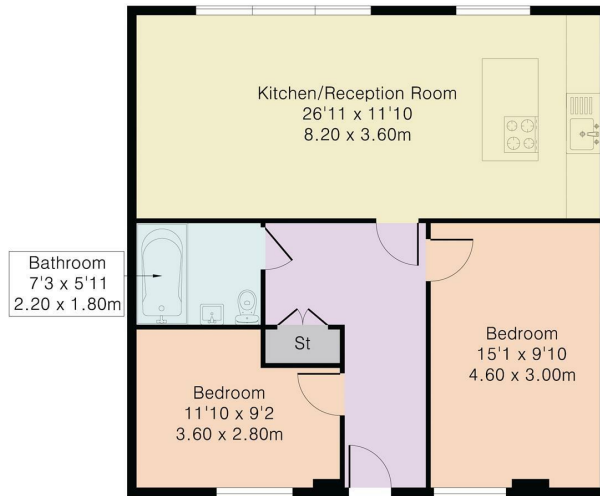
- TV socket set cabled to enable Sky (subject to subscription), terrestrial digital TV and DAB radio
- BT phone sockets
- Dimmer lighting control

### Kitchen

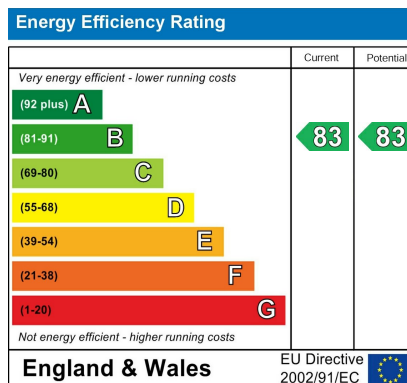
- High Gloss designer kitchen units with concealed handles
- High resistant quartz worktop with recessed drainer
- Glass splashback to underside of all wall units
- Recessed LED task lighting
- Stainless steel 1 1/2 bowl sink with tap
- Integrated SMEG appliances to include:
  - 4 ring induction hob
  - Cooker hood
  - Electric oven
  - Full height fridge and freezer
  - Dishwasher
  - Washer and dryer

## FLOORPLAN

Approximate Gross Internal Area 738 sq ft – 69 sq m



## EPC RATING



## MAP



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