



Dawlish Road, Leyton, London, E10

Offers In Excess Of £425,000

Leasehold

FOR SALE

 1  1  2

- Purpose built, first floor flat
- 2 Bedrooms
- Internal: 506 sq ft (47 sq m)
- Rear garden: Approx 17'5 x 12'0
- Chain-free
- Leyton Midland Road station: 0.3 miles
- Leyton tube station: 0.6 miles
- Double glazing & gas central heating
- EPC Rating: D
- Council tax band: B

A cosy, 2 bedroom home with wood burner, loads of natural light and spacious rooms. The bedrooms are both doubles and there's a fresh bathroom, all off a central hallway; along with the main reception room with a dining area in the window space and a cool, galley kitchen with butler's sink and tiled floor.

The kitchen has a door that opens onto a balcony overlooking the shared garden, with views out to woodland—the ultimate morning coffee spot. The whole place is well proportioned and welcoming, with lots of character and texture throughout with exposed brick chimney, wooden floors and 1930s doors. And did we mention this place is chain-free?

This part of E10 is a lovely place to live with lots to see and do. You're just near Francis Road where you'll find lots of independent shops, cafes and restaurants, favourites are Marmelo Kitchen, The Northcote and The Coach & Horses. You're a 10 minute walk from the Central Line at Leyton Underground, where it's only 11 minutes to Liverpool Street, and Leyton Midland Overground stations. And when you need to get out into nature, there're acres of natural green space nearby to explore, as this property is only a short cycle from both Wanstead Flats and Hackney Marshes. Shall we take a look?

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DIMENSIONS

Additional Information:

Tenure: Leasehold
Lease Term: 99 years from 25 December 2008
Lease Remaining: 85 years remaining
Ground Rent: £250 per annum.
Service Charge: £610 per annum
Council Tax Band: B
Annual Council Tax Estimate: £1,508.84

Dimensions:

Communal Entrance

Via communal front door leading into:

Communal Hallway

Staircase leading to first floor & flat.

Entrance

Via flat entrance door leading into:

Entrance Hallway

Access to all rooms.

Reception Room

12'2 x 10'1

Kitchen

9'5 x 6'8

Door to balcony with staircase leading down in to rear garden.

Bedroom One

12'2 x 10'0

Bedroom Two

9'0 x 8'0

Bathroom

9'0 x 5'0

Balcony (Shared)

10'0 x 3'2

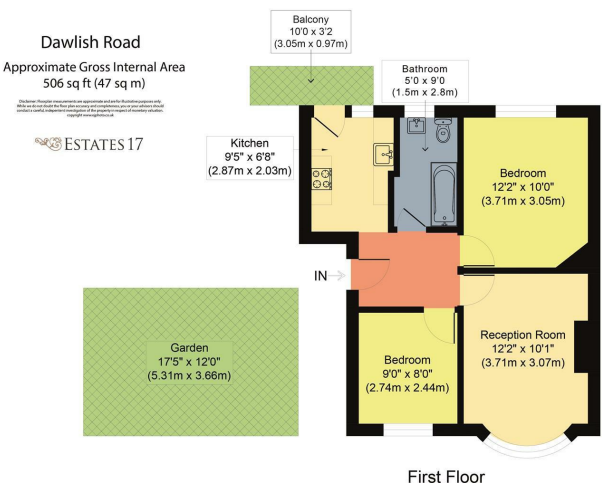
Rear Garden

17'5 x 12'0

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



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	59	66
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

MAP

