



Ruckholt Road, Leyton, London

Positioned on the second floor of this modern, concierge-serviced development in the heart of Leyton, this beautifully presented three-bedroom apartment offers stylish, low-maintenance living with plenty of space to work, relax and entertain.

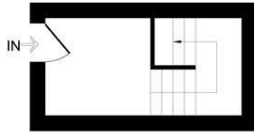
The apartment features a bright and spacious open-plan kitchen, dining and living area, creating the perfect hub of the home. Large floor-to-ceiling windows flood the space with natural light, while hardwood flooring with underfloor heating adds a real sense of comfort throughout the colder months. From the living area, doors open onto a private balcony – an ideal spot to enjoy your morning coffee or unwind after a busy day.

There are three well-proportioned bedrooms, including two generous doubles and a versatile third bedroom that's currently set up as a home office, making it perfect for anyone working from home, a nursery or a single bedroom. The principal bedroom benefits from a contemporary en-suite shower room, while a modern family bathroom serves the remaining bedrooms.

Residents also enjoy a range of fantastic on-site amenities, including a concierge service, secure bike storage, beautifully maintained communal gardens with a calming water feature, a dedicated co-working space and a popular café on the ground floor.

- Three-Bedroom First Floor Flat
- Modern Development with Concierge, Communal Gardens and Lift Access
- Open Plan Kitchen And Living Area with Access to Private Balcony
- Two Contemporary Bathrooms
- Spacious Bedrooms with Built-In Storage
- Expertly Converted Study Room
- 0.3 Miles to Leyton Underground Station
- EPC Rating B
- Council Tax Band C
- 107.1 Sq M - 1154 Sq Ft

£450,000

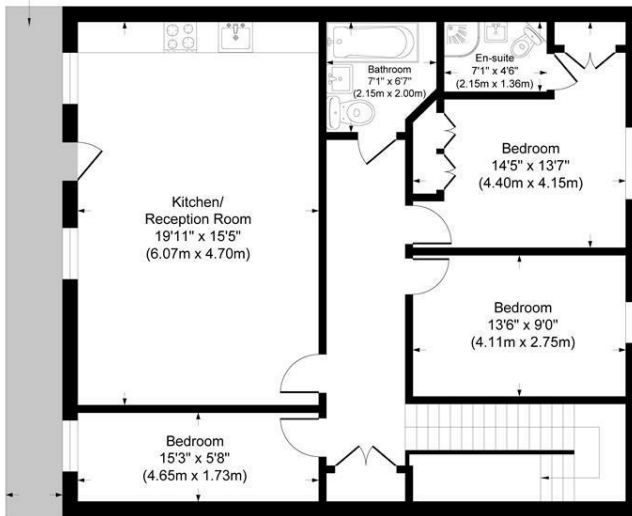


First Floor



Settle.

3'7" (1.10m)



Second Floor

Rookery Court Ruckholt Road

Approximate Gross Internal Area

First Floor = 7.2 sq m / 78 sq ft

Second Floor = 99.9 sq m / 1076 sq ft

Total = 107.1 sq m / 1154 sq ft

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 before making any decisions reliant upon them.

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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			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		85	85
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
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