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Ely Road, Leyton, E10 6ER | Guide Price £250,000 - £270,000  
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**GUIDE PRICE £250,000-£270,000.** Forming part of this purpose built House conversion, is this large split level One bedroom apartment. The property on offer boast from a spacious living room, separate kitchen, and a well-proportioned Double bedroom. The property is located in the centre of the busy High Road Leyton and a few moments away from Leyton Mainland Train station. Other nearby amenities include. Abbots Park and Leyton Leisure Centre.

**LOUNGE**  
 12'4" x 11'2"  
 Double glazed window to rear, velux window, laminated flooring, wall mounted radiator, ceiling restriction

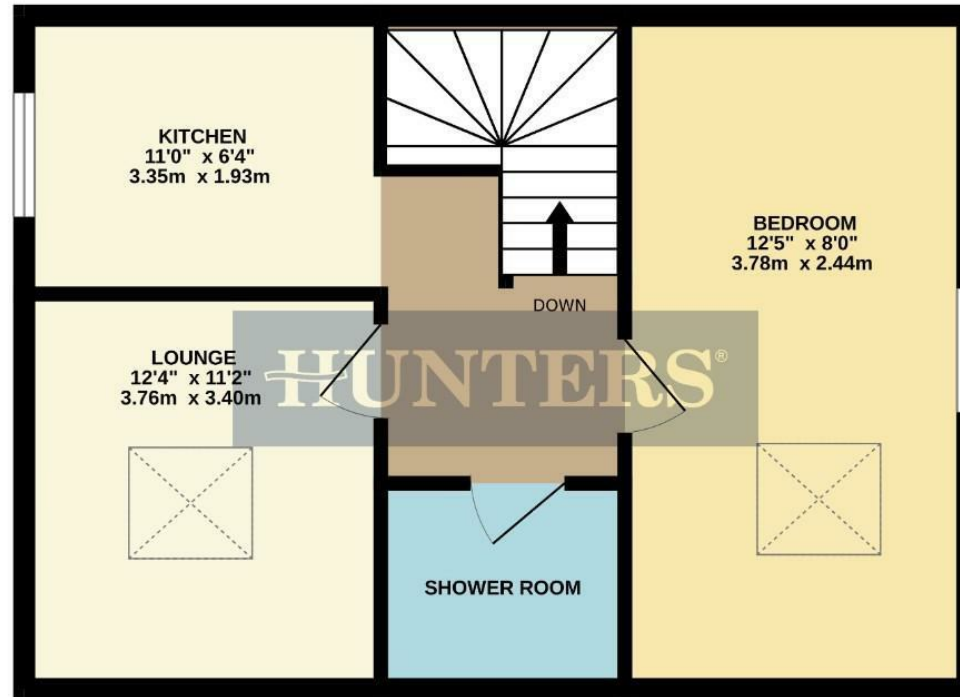
**KITCHEN**  
 11' x 6'4"  
 Wall and base units, roll top work surface, sink and drainer.

**SHOWER ROOM**  
 Shower cubicle, low level w.c, wash hand basin.

**BEDROOM**  
 12'5" x 8'  
 Double glazed window to front, wall mounted radiator.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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