



HUNTERS[®]
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Ely Road, Leyton, E10 6EE | Guide Price £375,000 - £425,000
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GUIDE PRICE £375,000-£400,000. Forming part of this purpose built House conversion, is this large first floor two bedroom apartment. The property on offer boast from a spacious living room, large kitchen, and two well proportioned bedrooms. The property is located in the centre of the busy High Road Leyton and a few moments away from Leyton Main Land Train station. Other nearby amenities include Abbots Park and Leyton Leisure Centre.

LOUNGE

14'8" x 10'11"

Window to rear, carpet flooring, wall mounted radiator, power points.

KITCHEN

10'3" x 7'4"

Wall and base units, roll top work surface, sink and drainer, window to rear.

BATHROOM

Panelled bath with mixer tap, low level w.c, wash band basin.

BEDROOM ONE

13'2" x 8'

Double glazed window to front, wall mounted radiator.

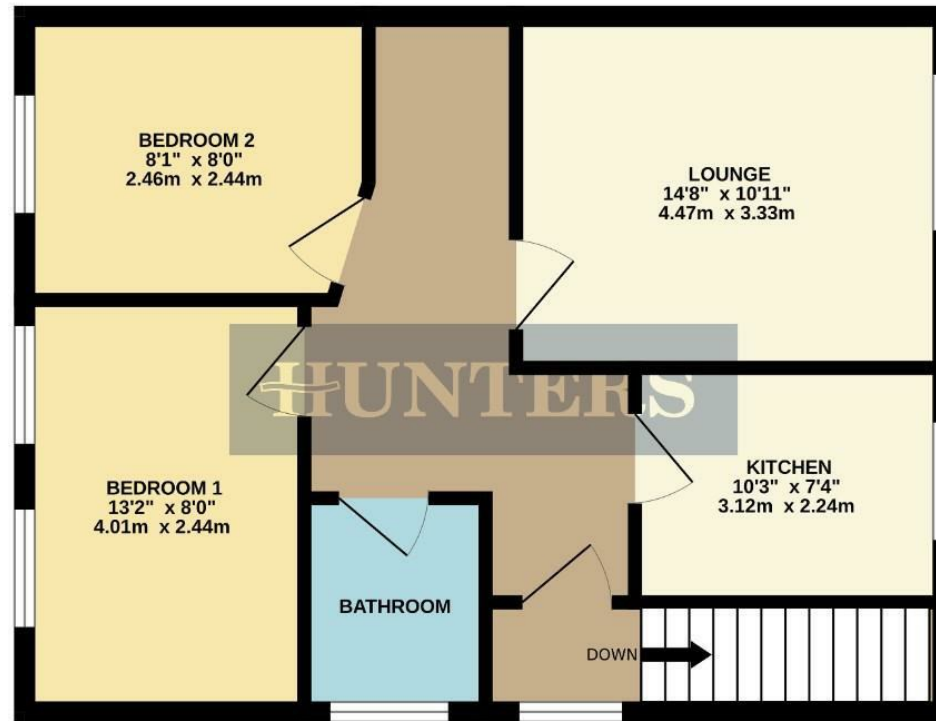
BEDROOM TWO

8'1" x 8'

Double glazed window to front, wall mounted radiator.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FIRST 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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