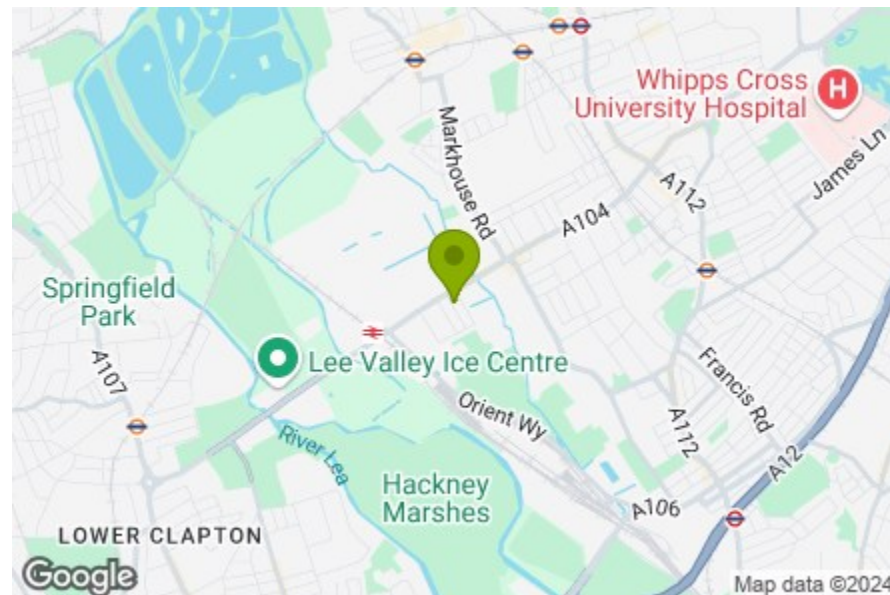


Total Area: 57.0 m<sup>2</sup> ... 613 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

- Reception  
14'0" x 10'5"
- Kitchen  
7'11" x 7'0"
- Bathroom
- Bedroom  
11'2" x 11'3"
- Bedroom  
10'9" x 10'5"
- Garden  
24'1" x 9'0"
- Storage
- Utility
- Porch



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		74	78
	EU Directive 2002/91/EC		



## MORIEUX ROAD, LEYTON

### Offers In Excess Of £400,000 Leasehold 2 Bed Flat



#### Features:

- Two Bedrooms
- Short walk to Jubilee Park
- Long Lease
- Easy Access to Hackney Marshes
- Private Garden

This bright and charming two-bedroom ex-Warner apartment is located in an envy-inducing spot within walking distance of Hackney Marshes, as well as some of the area's best foodie destinations. Lea Bridge station is a short stroll away, too, and buses are plentiful, so you can reach Clapton, Leyton and Walthamstow with great ease.

As for the apartment itself, it's had a lot of care put into the restoration, resulting in a pleasing balance of contemporary updates and traditional features. It also benefits from a private garden, sole-use front door, utility area, separate kitchen and reception room.

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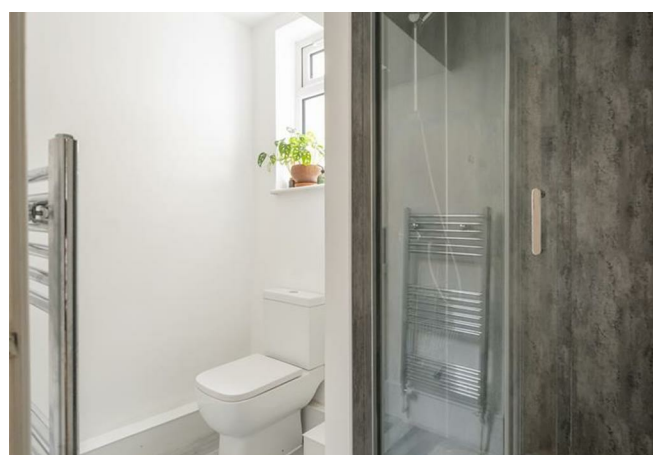
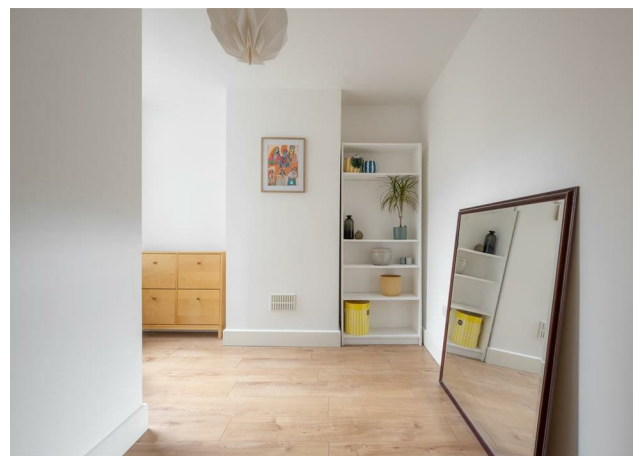
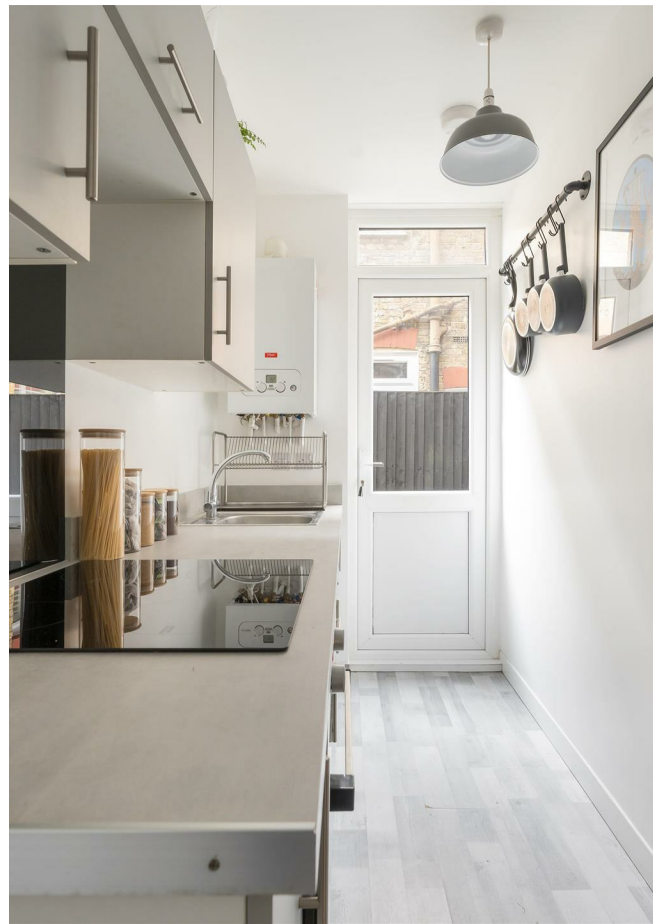
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**IF YOU LIVED HERE...**

In case you didn't already know, these iconic properties were developed by Walthamstow's first mayor at the turn of the last century – and the design has utterly stood the test of time; they're incredibly sought-after today.

Inside, you'll be pleased to find that this home has been updated in a way that celebrates the design but adds modern convenience. Your front reception room has been beautifully finished, with engineered floorboards underfoot and immaculate neutral decor, all bathed in light from the generously-sized windows. Both bedrooms are solid doubles, with the smart Warner layout meaning that not an inch of space is wasted – and either bedroom can be used as a second reception or home office if preferred. The kitchen is sleek and modern with well designed units and integrated appliances – you'll love having the additional utility area, too. This contemporary theme is continued in the pristine bathroom, which is well laid out with a walk-in shower. You'll love making the most of your spacious garden, which has a raised deck at the rear – perfect for catching rays when the sun is shining. You've also got plenty more greenery to explore nearby; Jubilee Park is just a short stroll away, while Hackney Marshes is slightly further.

Head a few minutes north and you'll reach Lea Bridge Road, which has become a hot spot for independents, such as eco-refill store-cum-coffee shop Cups & Jars, Italian

deli with a Japanese influence Pinch la Deli and eclectic event space/bar/pizzeria Patchworks, which now houses Blondies brewery – a great choice for a new local. If you're looking for a coffee and some peace and quiet, look no further than the nearby Lea Bridge Library, which won multiple design awards last year when a stunning extension housing a cafe was added to the Grade-II listed building.

**WHAT ELSE?**

- After a huge rebuild, the Lee Valley Ice Centre reopened last year. The new venue offers a range of learn to skate courses, public skating sessions and lessons that suit all ages and abilities. Alternatively, the Lee Valley Riding Centre runs all sorts of courses for pony-loving amateurs and experts alike. Both are within a short walk away, so you're in the perfect location for some new and unique hobbies.
- The Princess of Wales pub is known across the capital thanks to its lovely canal-side terrace and outside dining area – and it's a 20 minute walk from your front door.
- You won't ever be stuck for essential items thanks to the great selection of convenience stores on Lea Bridge Road. Aldi is a short walk away.



**A WORD FROM THE EXPERT...**

"Leyton is a well-hidden gem that people haven't yet fully explored. Francis Road is one of area's most celebrated spots and it never disappoints. It's buzzing with cafés, delis, shops and restaurants – the perfect afternoon or weekend destination. The Olympic Park is just around the corner, great for all the amazing concerts, sporting events and festivals that are held there all year round. Getting into central London couldn't be any easier, with Leyton Midland overground station as well as the Central underground line both right on the doorstep. And did I mention that Jubilee Park, with its café, outdoor gym and pirate-themed playground, is perfect for a relaxing Sunday walk?"

KENAN KRKIC  
E10 SENIOR SALES ADVISOR

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