



Queens Drive, London E10 7HP

Guide price £400,000

Welcome to this charming property located on Queens Drive in Leyton! This delightful ground floor flat boasts a spacious 667 sq ft of living space, perfect for those seeking a cosy yet comfortable home.

Upon entering, you are greeted by a welcoming reception room, ideal for entertaining guests or simply relaxing after a long day. The property features two lovely bedrooms, offering ample space for a small family, a couple, or even as a peaceful retreat for an individual.

The flat also includes a well-maintained bathroom, ensuring convenience and privacy for all residents. Built in 1970, this property exudes character while providing modern comforts for everyday living.

One of the highlights of this residence is the communal garden, a tranquil oasis where you can unwind amidst nature without leaving the comfort of your home. Additionally, the on-street resident permit parking ensures that you will always have a convenient place to park your vehicle.

Furthermore, this property offers a share of freehold, providing you with a sense of ownership and investment in the building as a whole.

Don't miss out on the opportunity to make this lovely flat your new home. Contact us today to arrange a viewing and experience the charm of Queens Drive for yourself!

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Entrance Hall
13'3" x 3'2" (4.04 x 0.99)

Reception Room
15'1" x 11'9" (4.62 x 3.59)



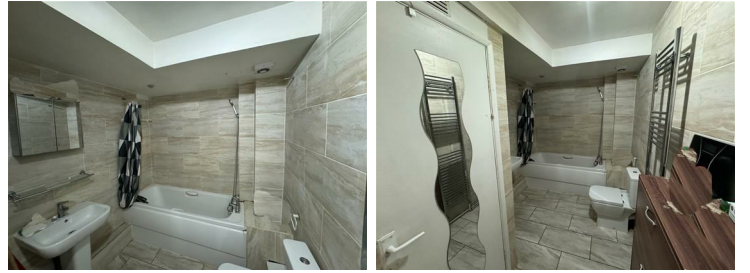
Bedroom 2
10'5" x 9'3" (3.18 x 2.82)



Bedroom 1
14'0" x 9'11" (4.27 x 3.03)



Bathroom
11'7" x 6'9" (3.55 x 2.08)

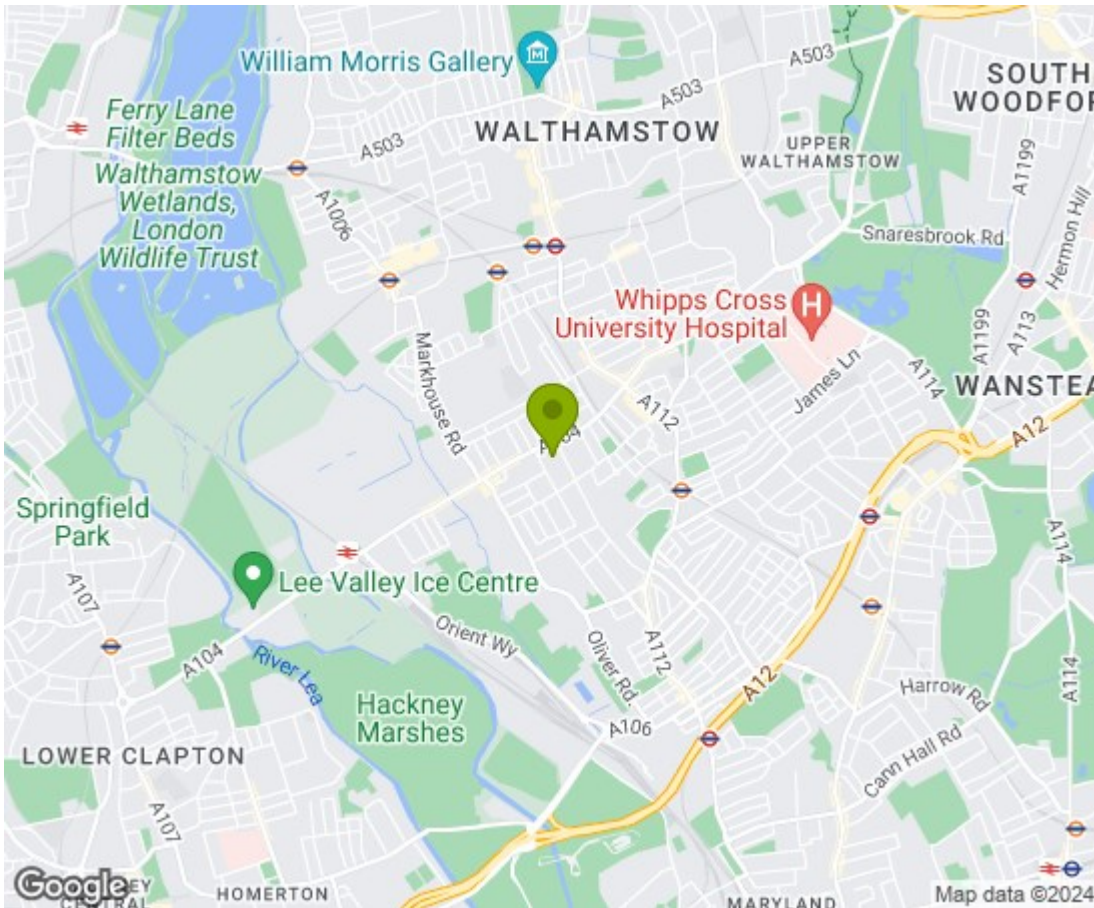


Kitchen
12'7" x 7'3" (3.85 x 2.22)



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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 EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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