



CHURCHILL
estates

Morieux Road, Leyton

Guide Price £325,000

Tenure: Leasehold

Floor Area: 635.00 sq ft

Local Authority: Waltham Forest


Council Tax Band: B

Bedrooms : 1

Receptions : 1

Bathrooms : 1

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	





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Nestled within the prestigious Clementina Estate, this first-floor Warner Built Maisonette is a timeless gem awaiting rejuvenation, offered with a long lease.

Conveniently situated near Lea Bridge Station and the Lea Bridge Road Cycle Highway, this property provides seamless access to vibrant locales such as Chatsworth Road, Clapton, Hackney, Dalston, and the City, complemented by excellent bus connectivity. Perfect for both first-time buyers and seasoned investors, this residence boasts the quintessential one-bedroom Warner layout, featuring a large front-facing lounge, a spacious double bedroom, a bathroom with WC leading to a private section of the garden via the staircase, and a generously proportioned kitchen.

With a recently extended lease, this maisonette offers the canvas to fashion your dream abode—a rare opportunity not to be overlooked.

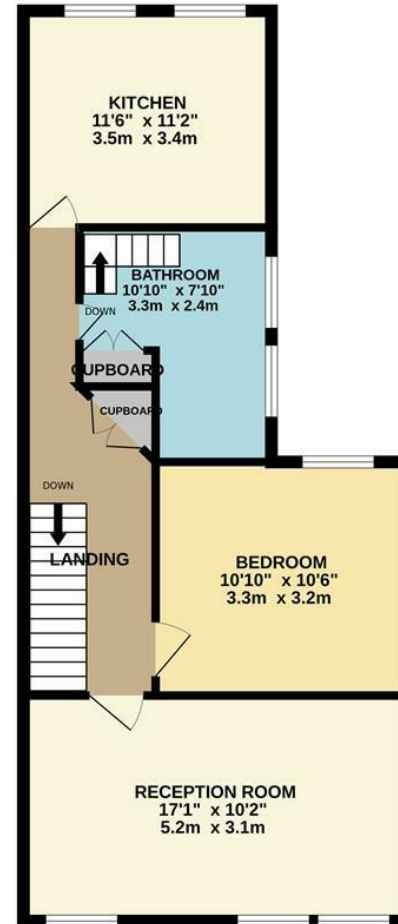
Call 020 8503 6060 now to secure your viewing appointment.





GROUND FLOOR
635 sq. ft. (59.0 sq.m.) approx.

1ST FLOOR
635 sq. ft. (59.0 sq.m.) approx.



TOTAL FLOOR AREA: 635sq.ft. (59.0 sq.m.) approx.

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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To view call **0208 503 6060**