



CHURCHILL
estates



Morieux Road,
Leyton

Offers In Excess Of
£350,000

Tenure : Leasehold

Floor Area : 581.25 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		
(69-80) C	70	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Tucked away in the prestigious Clementina Estate is this chain free, ground-floor Warner Built Maisonette, a timeless treasure.

Ideal for first-time buyers and savvy investors alike, this residence features the classic one-bedroom Warner layout, including a spacious front-facing lounge, a generous double bedroom, a well-appointed bathroom, and a sizable kitchen. The private section of the garden adds a charming outdoor retreat.

Perfectly positioned near Lea Bridge Station and the Lea Bridge Road Cycle Highway, the property offers easy access to the vibrant neighbourhoods of Chatsworth Road, Clapton, Hackney, Dalston, and the City, with excellent bus links enhancing your connectivity.

With a recently extended lease, this maisonette presents a rare opportunity to create your ideal home.

Don't miss out—call 020 8503 6060 today to arrange your viewing.

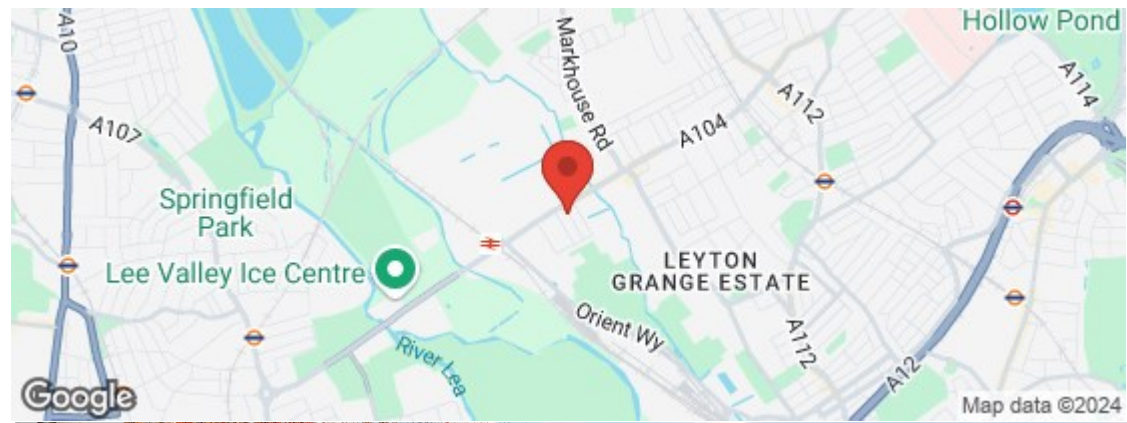
- TENURE: Leasehold
- LEASE: 128 Year Lease
- GROUND RENT: Nil
- SERVICE CHARGE: Nil
- LOCAL AUTHORITY: Waltham Forest
- COUNCIL TAX BAND: B
- EPC RATING: C







- Long Lease
- Own Section of Rear Garden
- One Bedroom
- Warner Built Maisonette
- Ground Floor
- Chain Free
- No Service Charge
- Council Tax Band B





GROUND FLOOR
571 sq.ft. (53.0 sq.m.) approx.



TOTAL FLOOR AREA : 571 sq.ft. (53.0 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**

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