

TOTAL FLOOR AREA: 539 sq. ft. (50.0 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the figures contained herein, measurements of plots, sections, rooms and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as a guide to the proposed purchase. The actual layout and dimensions shown may vary from those shown and no guarantee is given as to their accuracy or efficiency can be given.
Made with Mapbox (2022)

Council: LBWF | Council Tax Band: B | Floor Area: 539.00 sq ft

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	



The Agent has not tested any apparatus ,equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.
References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.

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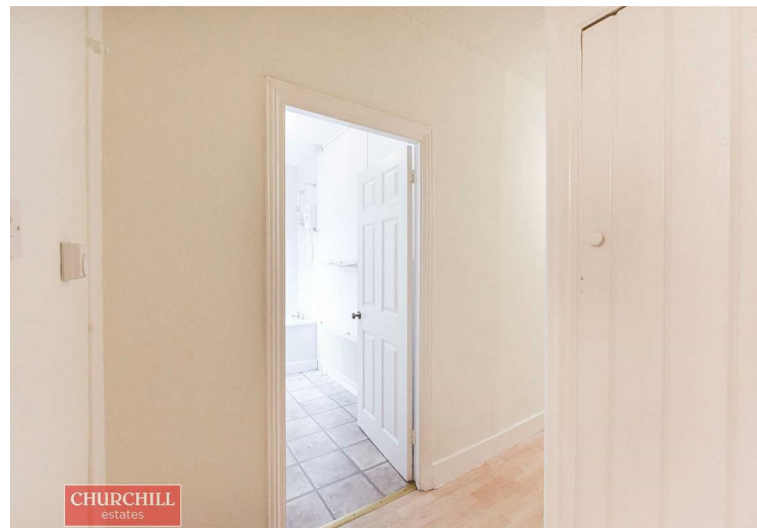
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Morieux Road, Leyton, E10 7LL
Price Guide £325,000 Leasehold

Bedrooms: 1 | Reception Rooms: 1 | Bathrooms: 1



Request a Viewing: **0208 503 6060** Email: **walthamstow@churchill-estates.co.uk**



GUIDE PRICE £325,000-£350,000

Nestled on Morieux Road in the vibrant area of Leyton, this charming one-bedroom ground floor Warner maisonette offers a delightful living experience. Spanning an inviting 539 square feet, the property features a well-proportioned reception room, perfect for relaxation or entertaining guests. The bedroom provides a comfortable retreat, while the bathroom is conveniently located to serve both residents and visitors.

This maisonette is situated on the sought-after Clementina Estate and is being offered chain free, making it an ideal choice for first-time buyers or those looking to downsize. With a generous lease of 174 years remaining, you can enjoy peace of mind regarding your investment.

One of the standout features of this property is its own private section of garden, providing a lovely outdoor space for gardening enthusiasts or simply enjoying a quiet moment in the fresh air. The location is particularly advantageous, with easy access to Lea Bridge Road Station, ensuring excellent transport links for commuters. Additionally, the nearby cycle superhighway offers a convenient option for those who prefer to travel by bike.

This maisonette presents a wonderful opportunity to own a piece of Leyton, combining comfort, convenience, and a touch of outdoor charm. Whether you are looking to make it your home or an investment, this property is certainly worth considering.

