



CHURCHILL
estates



Crawley Road,
Leyton

Offers In Excess Of
£450,000

Tenure : Leasehold

Floor Area : 815.00 sq ft

Local Authority : Waltham Forest

Council Tax Band : B


Bedrooms : 2

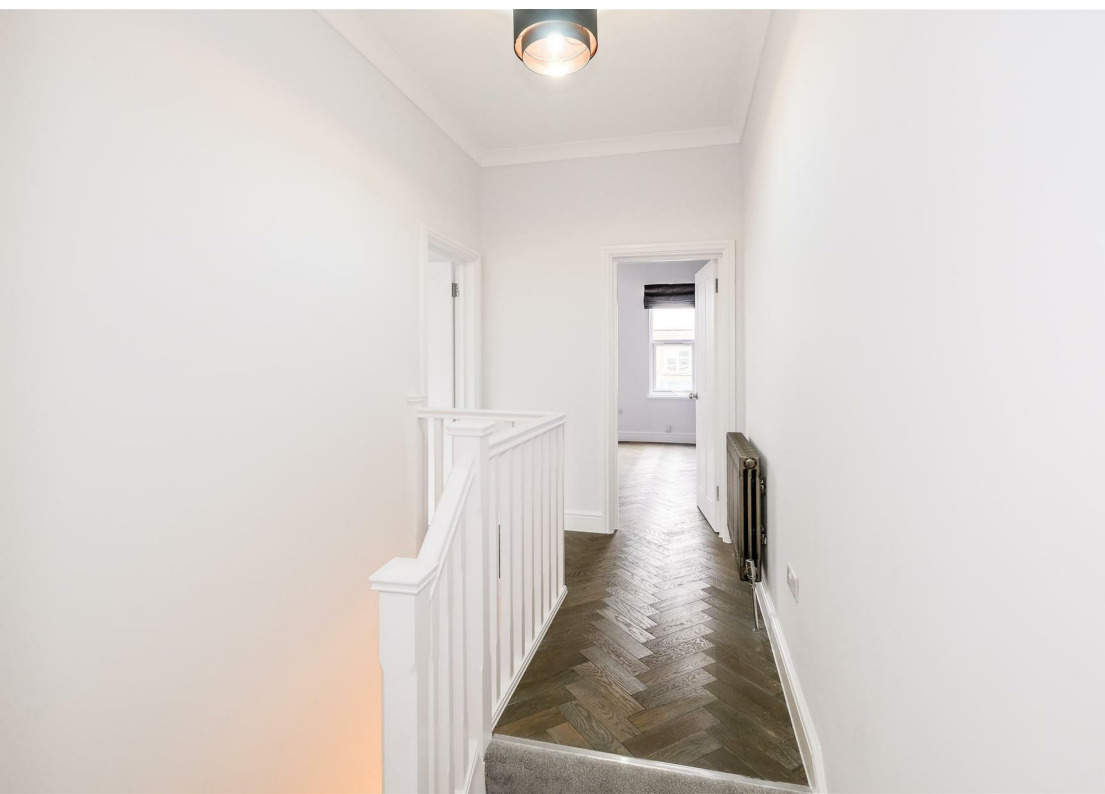
Receptions : 1

Bathrooms : 1



Energy Efficiency Rating

| | Current | Potential |
|---|---|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 69 | 78 |
| (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  | |



Situate Crawley Road, this delightful 815 sq ft. First-Floor Flat, having a 181 year unexpired lease, offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat in a vibrant area.

The property features a spacious reception room with feature wall, that serves as the heart of the home. This inviting space is perfect for relaxation or entertaining guests, providing ample room for furnishings and personal touches. There is a fitted kitchen, in addition there is a well-appointed bathroom, as well as the two bedrooms which are designed to provide a restful atmosphere, each offering a tranquil space to unwind after a long day. Natural light floods through the windows, creating a warm and inviting environment throughout the flat.

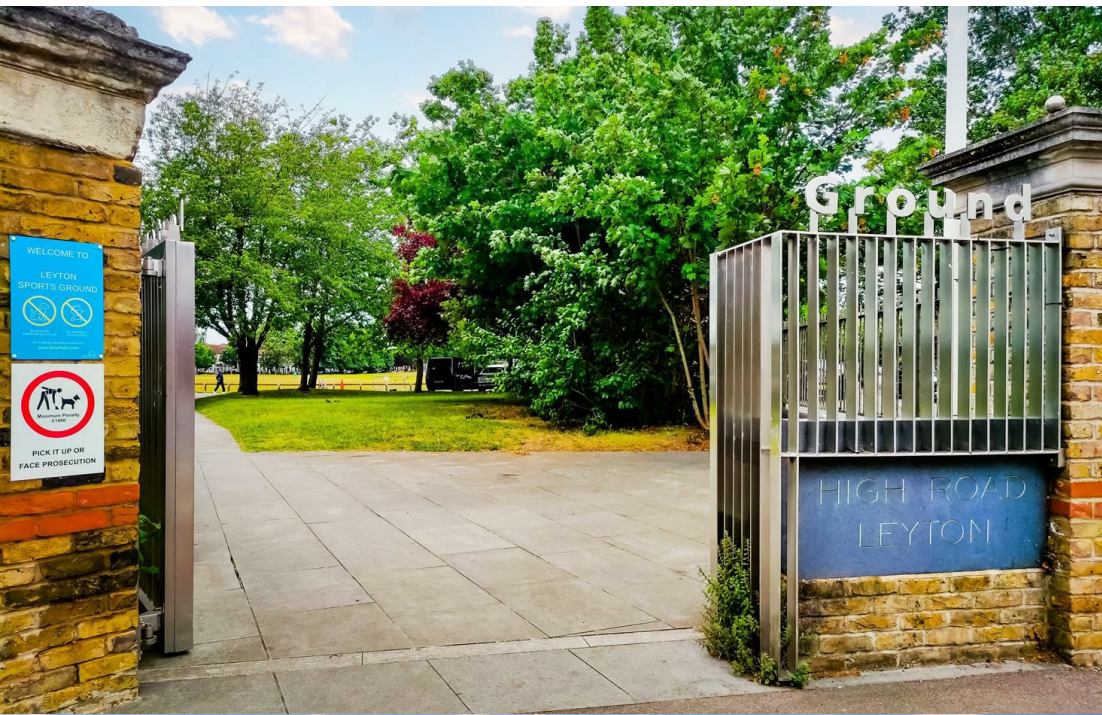
Located in Leyton, this property benefits from excellent transport links via Leyton Midland Station (Suffragette Line), making it easy to access central London and beyond. Leyton Village (Francis Road) is just a stroll away, offering a variety of local amenities, ensuring that all your daily needs, as well as eateries and bars are within easy reach. In addition the property is adjacent to Leyton Sports Ground (Formerly headquarters and main home match venue of Essex County Cricket Club from 1886 until 1933), as well as being accessible to Leyton Orient Brisbane Road Ground for those Footie Fans.

This first-floor flat on Crawley Road presents a wonderful opportunity for those looking to establish themselves in a lively community while enjoying the comforts of home. With its appealing layout and prime location, this property is not to be missed.

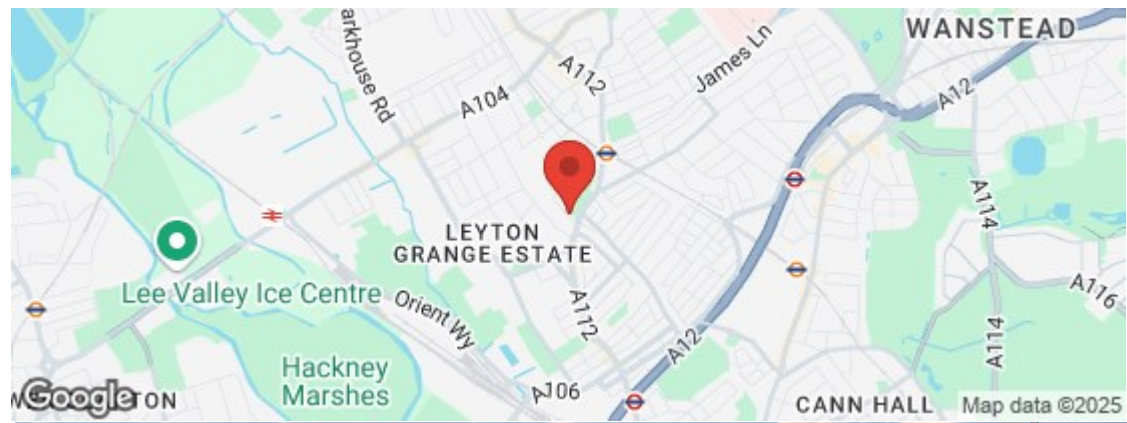
TENURE: Leasehold
LEASE 215 Years from 25/03/1991
LEASE REMAINING: 181 Years
GROUND RENT: Nil
SERVICE CHARGE: £630 per annum
EPC RATING: C 69
LOCAL AUTHORITY: Waltham Forest
COUNCIL TAX BAND: B





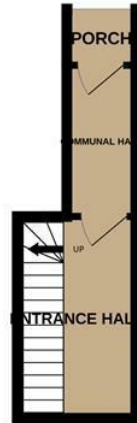


- Converted Flat
- Two Bedrooms
- Large Lounge
- Double Glazing
- Chain Free
- First Floor
- Newly Refurbished
- Gas Central Heating
- Long Lease
- Close Leyton Midland Station {Suffragette Line}





GROUND FLOOR
115 sq ft (10.7 sq m.) approx.



1ST FLOOR
700 sq ft (65.0 sq m.) approx.



TOTAL FLOOR AREA : 815 sq.ft. (75.7 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.
Made with Metropix ©2025

Email walthamstow@churchill-estates.co.uk

To view call **0208 503 6060**

CHURCHILL
estates