



Goldsmith Road, Leyton, London, E10

Offers In Excess Of £425,000

Leasehold - Share of Freehold

FOR SALE

 1  1  2

- Abrahams first floor maisonette
- 2 Bedrooms
- Private garden: 30 ft (approx)
- Leyton Midland Road station: 0.6m
- Share of the freehold
- Gas central heating
- Council tax band: B
- EPC Rating: B
- 765 Sq ft (71.0 sq m)
- Chain-free

This is an Abraham property, with 2 bedrooms, private entrance and private rear garden; with excellent transport links at Leyton Midland Road, good local schools, parks and open spaces, with lots of independent shops, cafes and restaurants nearby on Goldsmith Road and Francis Road.

Living here you'll have a 16 minute walk to Leyton Midland Road station, or a 5 minute cycle. Abraham homes are famous for their heritage, character and strong layouts; and with this property there's the potential to modernise and also to extend into the loft space STPP.

A really lovely, purpose built home in a location known for its community spirit. Shall we take a look?

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DIMENSIONS

Entrance

Via own front door leading into:

Entrance Hallway

Staircase leading to first floor.

First Floor Landing

Access to reception room, dining room, bedroom one and bedroom two.

Reception Room

14'2 x 11'6

Dining Room

11'6 x 11'4

Door to inner hall. Door to:

Kitchen

9'5 x 5'11

Inner Hall

Door to bathroom & staircase leading to rear garden.

Bedroom One

12'8 x 11'6

Bedroom Two

8'9 x 5'7

Bathroom

6'8 x 5'1

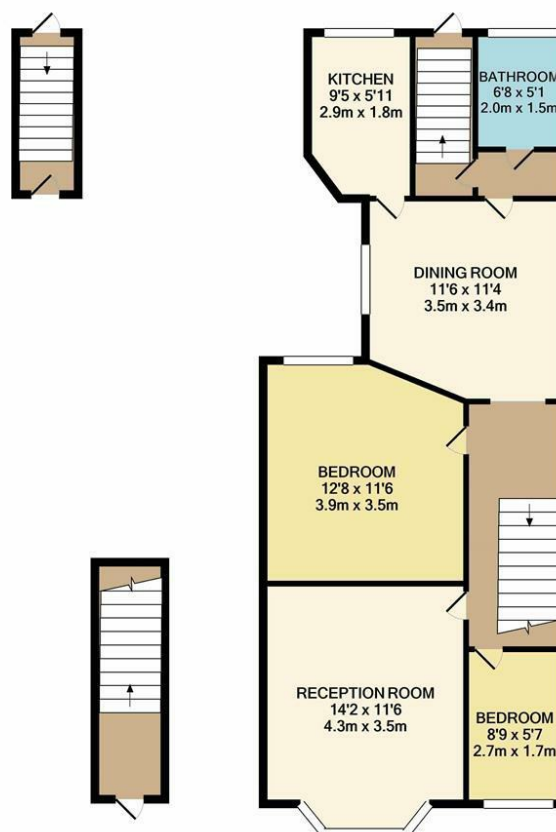
Rear Garden

approx 30'

Disclaimer:

The information provided about this property does not constitute or form part of any offer or contract, nor may it be relied upon as representations or statements of fact. All measurements are approximate and should be used as a guide only. Any systems, services or appliances listed herein have not been tested by us and therefore we cannot verify or guarantee they are in working order. Details of planning and building regulations for any works carried out on the property should be specifically verified by the purchasers' conveyancer or solicitor, as should tenure/lease information (where appropriate).

FLOORPLAN



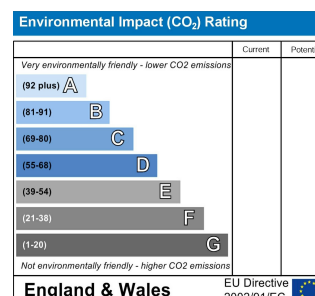
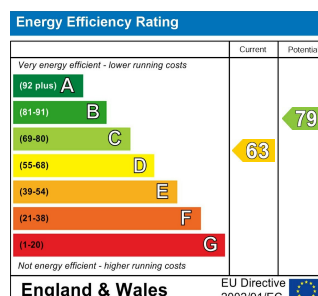
GROUND FLOOR
APPROX. FLOOR
AREA 86 SQ.FT.
(8.0 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 679 SQ.FT.
(63.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 765 SQ.FT. (71.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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EPC CHART



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