



Lindley Road, Leyton, London, E10

£475,000

Leasehold

FOR SALE

 1  2  2

- 2 bedroom first floor new build maisonette
- Split-level accomodtion
- Open plan lounge/kitchen/diner
- Ideal first time purchase or buy to let investment
- Double glazing & gas central heating
- Leyton Midland Road station: 0.4 mile
- Leyton tube station: 0.6 mile
- EPC rating: C (80)
- Chain-free
- Internal: 892 sq ft (83 sq m)

This stylish new build property combines bags of kerb appeal with beautiful internal presentation. Let's take a look inside...

The flat is set over the first and second floors and has an "upside down" layout, with the open plan kitchen/diner/lounge on the top floor, to make the most of the views. Everywhere you look the finish and attention to detail is of the highest order, making this a true "turn key" home. On the first floor are the two bedrooms. The principal bedroom has its own en suite shower room, whilst the second is positioned next to the three piece family bathroom.

Ascend to the second floor and you come to the star of this home - that open plan kitchen/diner/lounge. A fantastic entertaining space, bathed with natural light thanks to the plethora of windows and skylights, this is somewhere you will look forward to coming home to every day.

E10 is a fantastic area of east London in which to live and work. This home is ideally placed close Francis Road, where you'll find a variety of independent shops, cafes and restaurants, and Westfield is only one stop away on the Central Line. Our local favourites are the Coach & Horses, Marmelo, Strange Brew and Yardarm. You'll also be close to a variety of parks and green spaces, offering great places for walking, running and cycling.

Transport links are fab, with multiple bus routes nearby, and both Leyton and Leyton Midland stations within easy walking distance.

A beautiful home in a cracking area - shall we take a look?

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DIMENSIONS

Entrance

Via front door leading into:

Entrance Hallway

Staircase leading to first floor.

First Floor Landing

Staircase leading to second floor. Door to bedroom one, bedroom two & first floor bathroom.

Bedroom One

11'11 x 10'6

Door to:

En-Suite

7'9 x 6'3

Bedroom Two

11'7 x 8'8

First Floor Bathroom

9'3 x 6'11

Second Floor (Loft)

Open to:

Open plan lounge/kitchen/diner

24'6 x 17'2

Additional Information:

Lease Term: We have been advised by our client that there is a new 125 lease.

Service Charge: £0 - N/A

Ground Rent: £0 - N/A (Peppercorn)

Local Authority: London Borough Of Waltham Forest

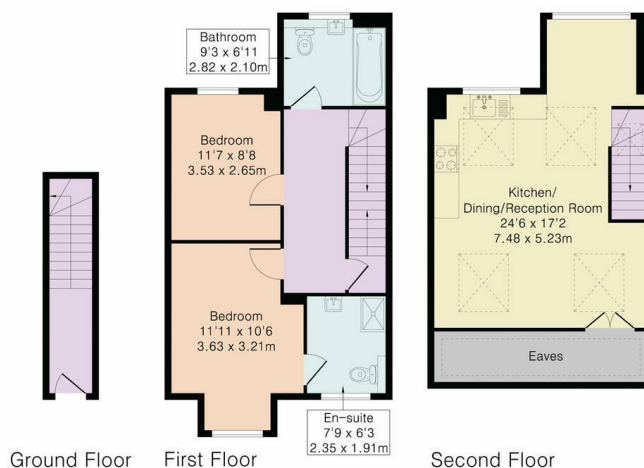
Council tax band: TBC (Pending registration)

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

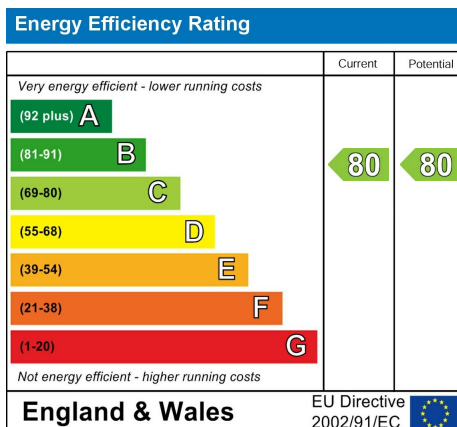
Approximate Gross Internal Area 892 sq ft – 83 sq m
 Ground Floor Area 58 sq ft – 5 sq m
 First Floor Area 469 sq ft – 44 sq m
 Second Floor Area 365 sq ft – 34 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



EPC RATING



MAP



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