




Murchison Road, Leyton, London, E10

Offers In Excess Of £475,000

Leasehold

FOR SALE

 1  1  2

- Ground floor Abrahams maisonette
- 2 Bedrooms
- Fully double glazed
- Gas central heating
- Kitchen/diner
- Leyton Midland Road
Overground station: 0.3 mile
- EPC rating: D (65)
- Council tax band: D
- Rear garden: approx 30ft
- Internal: 707 sq ft (65.6 sq m)

Attractive garden flat located in a quiet friendly community, close to everything you need.

The bonus of an Abrahams property, in addition to its iconic heritage, is the scale of the rooms. This home has the space for multiple configurations depending on what you need and how you want to live.

The kitchen-diner features a sleek, modern kitchen with a roomy dining area and patio doors that open up the space even further for entertaining during the summer months. Outside there's the added space of the side return which leads out to a lovingly crafted garden with room for dining and with raised planters that emphasise the lush surrounding trees and shrubs.

The 2 bedrooms are spacious doubles, one currently used as a lounge with bay windows. There are original floorboards throughout the property and minimal, tasteful decor. You could move in here and easily make it home. The 3 piece bathroom is at the rear.

It's a friendly neighbourhood amidst the wider community vibe of E10, where new things to see and do appear all the time. It's walking distance to a variety of local schools, community parks and independent shops, cafes, and restaurants including Yardarm, Phlox Books., Host, Joan and Marmelo and great local pubs that include the Northcote Arms, Heathcote and Coach & Horses. There are easy bus routes locally to the city and to Westfield for bigger shopping and easy links to central London from Leyton tube station which is a 14 minute walk or a 4 minute cycle away. It's also cycling distance to Spitalfields Market and the wide open green space of Hackney Marshes and beyond.

A homely heritage property with the potential to use the space your way. Shall we take a look?

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DIMENSIONS

Entrance

Via front door leading into:

Entrance Hallway

Door to bedroom one & bedroom two. Open to:

Reception Room

14'6" x 12'2"

Door to bathroom. Open to:

Kitchen

11'6" x 7'0"

Open to reception room. Doors to rear garden.

Bedroom One

13'9" x 12'7"

Bedroom Two

13'2" x 12'7"

Bathroom

11'6" x 6'9"

Rear Garden

approx 35'

Additional Information:

Lease Term: 125 years from 11 May 2018

Lease Remaining: 120 years remaining.

Ground Rent: £100 per annum

Service Charge: £0 - N/A

Local Authority: London Borough Of Waltham Forest

Council Tax Band: B

FLOORPLAN



TOTAL FLOOR AREA: 707 sq.ft. (65.6 sq.m.) approx.

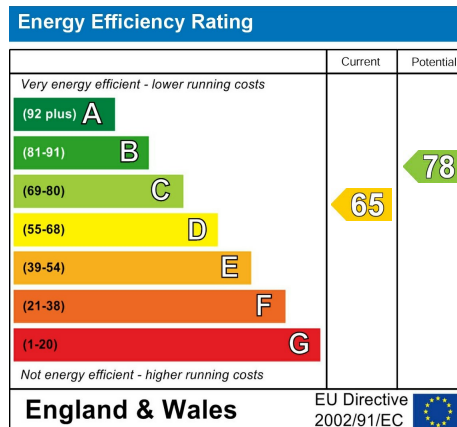
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as 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 RATING



MAP



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