






Dyson Road, Leytonstone, London, E11

Guide Price £450,000

Leasehold

FOR SALE

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- Guide Price: £450,000-£475,000.
- 3 Bedroom first floor conversion flat
- Refurbished
- Double glazing
- Gas central heating
- Leytonstone tube station: 0.5 mile
- EPC rating: C (74)
- Council tax band: C
- Chain-free
- Internal: 763 sq ft (71 sq m)

Guide Price: £450,000-£475,000. A newly refurbished three bedroom, first floor flat on Dyson Road.

This flat is the very definition of box fresh. It feels crisp and new - all that's needed is your own furnishings and it's good to go! To the front there is a bay windowed lounge, with a brand new fitted kitchen directly behind. Next door to the lounge there is a single bedroom, which would make a great home office. The other two bedrooms sit towards the back of the flat and are both doubles, whilst the property is rounded off by the fantastic three piece family bathroom, complete with rainfall shower over the tub.

Dyson Road is a quiet residential street in Upper Leytonstone. It's moments from the green open spaces of Hollow Ponds and Epping Forest, whilst the daily commute is made that bit easier by being within walking distance of both Leytonstone (Central Line) and Wood Street (Overground) stations.

Great flat, great area - shall we take a look...?

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DIMENSIONS

Communal Entrance

Via communal front door leading into:

Communal Hallway

Door to flat.

Entrance

Via flat entrance door leading into:

Entrance Hallway

Staircase leading to first floor.

First Floor Landing

Door to all rooms.

Reception Room

15'3 x 11'2

Kitchen

11'3 x 11'2

Bedroom One

11'10 x 9'6

Bedroom Two

11'10 x 6'2

Bedroom Three

8'8 x 8'6

Bathroom

8'8 x 5'11

Additional Information:

Lease Term: New 999 year lease term.

Lease Remaining: 999 years remaining

Ground Rent: - £0 - Peppercorn

Service Charge: - £1,125.90 - per annum.

Local Authority: London Borough Of Waltham Forest

Council Tax Band: C

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 763 sq ft - 71 sq m
Ground Floor Area 22 sq ft - 2 sq m
First Floor Area 741 sq ft - 69 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	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		

MAP



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