



## Dawlish Road, Leyton, London, E10

Offers In Excess Of £360,000

**FOR SALE**

 1  1  2

Leasehold

- 2 bedroom purpose built ground floor flat
- New 125 year lease upon completion
- Double glazing & gas central heating
- Leyton Midland Road station: 0.3 mile
- Leyton Tube station: 0.6 mile
- EPC rating: C (71)
- Council tax band: B
- Private rear garden: approx 25'
- Chain-free
- Internal: 487 sq ft (45 sq m)

A spacious flat in an attractive building that gives you a shrub-lined walk to your front door. All rooms are centred around the hallway, where there's room to hang coats and keep shoes from the main living areas. There're 2 double bedrooms in the property and a lovely lounge space for gathering and relaxing, where the bay window is stylishly set beneath a subtle arch. There's also a good flow of light through the home and modern decor. The bathroom looks contemporary and feels fresh, and the sleek galley kitchen has good workspace and puts everything you need to hand when cooking. A huge bonus with this property is the courtyard garden which has well planned beds for planting and gets the sun all morning. The front garden is exclusively owned by the property and gets the sun all day. This is a lovely, comfortable home with options with plenty of layout options depending on your priorities. This part of E10 is a lovely place to live with local schools within walking distance and lots to see and do nearby. You're just near Francis Road where you'll find lots of independent shops, cafes and restaurants: favourites include Marmelo Kitchen, Yardarm, The Northcote and The Coach & Horses. There're easy transport connections to Westfield and central London and beyond as you're just a 10 minute walk from the Central Line at Leyton Underground, where it's only 11 minutes to Liverpool Street, and Leyton Midland Overground stations. Nearby parks include Coronation Gardens and when you need to get out into nature, there're acres of natural green space nearby to explore, as this property is only a short cycle from both Wanstead Flats and Hackney Marshes. Shall we take a look?

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## DIMENSIONS

### Communal Entrance

Via communal door leading into:

### Communal Hallway

Door to flat.

### Entrance

Via flat entrance door leading into:

### Entrance Hallway

Door to all rooms.

### Reception Room

14'4 x 10'1

### Kitchen

8'8 x 5'10

### Bedroom One

12'0 x 9'11

### Bedroom Two

8'10 x 7'10

### Bathroom

8'11 x 4'10

### Rear Garden

approx 25'

### Additional Information:

Lease Term: We have been advised by our client that there will be a new 125 lease granted upon completion.

Lease Remaining: 125 years remaining.

Service Charge: £500 per annum

Ground Rent: £500 per annum

Local Authority: London Borough Of Waltham Forest  
Council Tax Band: B

### Notice:

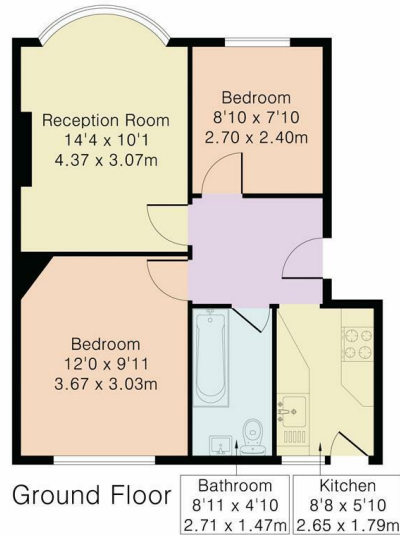
All photographs are provided for guidance only.

### 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

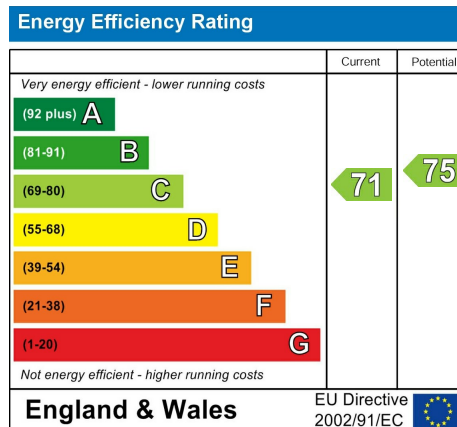
Approximate Gross Internal Area 487 sq ft – 45 sq m



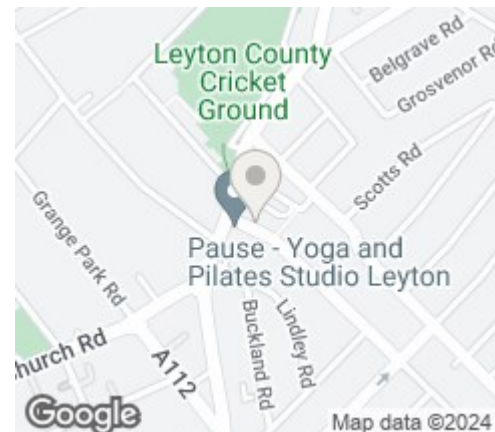
Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given 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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