




## Newport Road, Leyton, London, E10

Offers In Excess Of £400,000

Leasehold

**FOR SALE**

 1  1  2

- Modern purpose-built first floor flat
- 2 Double bedrooms
- Double glazing & gas central heating
- Leytonstone Tube & Leyton Midland Road stations: 0.6 mile
- EPC rating: C (70)
- Council tax band: C
- Communal garden
- Residents parking
- Chain-free
- Internal: 645 sq ft (59.9 sq m)

A beautiful two bedroom flat on Newport Road. Perched just off the pedestrianised Francis Road, with its array of independent shops, it is also a short stroll from Leyton tube station, making the daily commute even easier

The property itself is presented to a high standard throughout. All of the rooms are located off the hallway, starting with the modern family bathroom directly to your right as you wander through the entrance door. Next up are the two bedrooms, which sit side by side, before you come to the chic, modern kitchen – a delight for any budding chef.

The lounge diner has a bay window which overlooks the communal gardens to the rear, and offers plenty of space, whether you're entertaining or simply settling down to binge watch the latest must watch TV with a glass of your favourite tippie.

This is a great flat in a fabulously convenient location, and would make a great first time purchase. If that's sounds like exactly what you are looking for, then give us a call – we would love to show you around.

# Newport Road, Leyton, London, E10

## DIMENSIONS

### Communal Entrance

Via communal entrance door leading into:

### Communal Hallway

Staircase leading to first floor and flat.

### Entrance

Entrance door leading into:

### Entrance Hallway

Door to all rooms.

### Reception Room

17'5 x 10'0

### Kitchen

11'11 x 6'3

### Bedroom One

16'3 x 10'2

### Bedroom Two

11'11 x 7'0

### Bathroom

7'3 x 5'9

### Communal Garden

### Off Street Parking

Residents parking off road in a locked car park/compound.

### Additional Information:

Lease Term: 125 years from 1 January 1991

Lease Remaining: 92 years remaining

Ground Rent: £0 - Per annum

Service Charge: £1,166.70 - Per annum

Local Authority: London Borough Of Waltham Forest

Council Tax Band: C

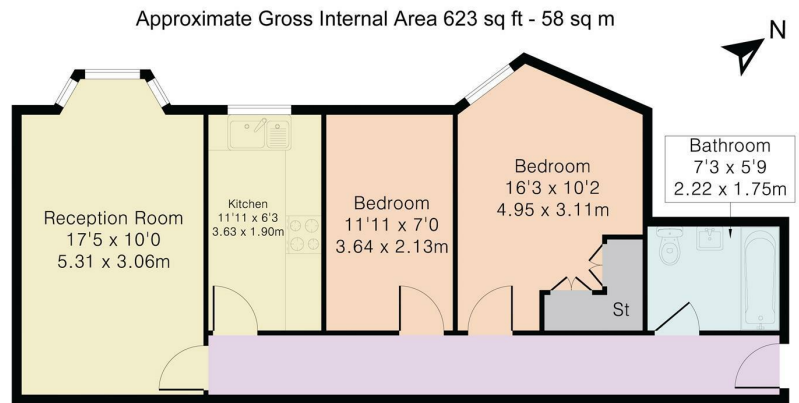
### Notice:

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



First Floor

## EPC RATING

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## MAP



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