






## Russell Road, Leyton, London, E10

Offers In Excess Of £450,000

Share of Freehold

**FOR SALE**

 1  1  1

- 1 Double bedroom Victorian conversion flat
- Newly refurbished
- Double glazing & gas central heating
- Leyton Midland Road Overground station: 0.6 mile
- Walthamstow Central tube station: 0.7 mile
- Walthamstow Village nearby
- Council tax band: B
- Private rear garden (West-facing)
- Chain-free
- Internal: 52 sq m (559.72 sq ft)

A smartly presented one bedroom garden flat on Russell Road.

Located right on the border where E10 meets E17, this flat is ideally positioned for everything that both Leyton and Walthamstow have to offer. Whether it's a meal out with friends in the Village or Leyton High Road, or a quiet pint in one of the many local pubs, it's all within easy reach. Plus the daily commute is covered too, thanks to the many buses along Lea Bridge Road or the train and Tube from Walthamstow Central.

The flat itself is well presented, with a cool, neutral colour palette throughout. To the front is the lounge, complete with feature fireplace, with the bedroom directly behind, off the hallway. This latter room has direct access to the rear garden via double glazed French doors.

Moving along the corridor we come next to the three-piece family bathroom, complete with shower over the tub, followed by the kitchen and dining room. The kitchen has an integrated oven and hob, whilst the dining room has view of (and access to) the garden.

The private garden itself is very generous for a property of this size. It's mostly laid to lawn, with a paved patio area directly adjacent to the flat - ideal for relaxing with a glass of something cold on a summer's evening!

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 - 2.86 m<sup>2</sup>

Door to living room, kitchen/diner & bedroom.

### Living Room - 11.19 m<sup>2</sup>

### Kitchen/Diner - 12.52 m<sup>2</sup>

Door to rear garden. Door to bathroom & closet.

### Bedroom - 8.50 m<sup>2</sup>

### Bathroom - 2.79 m<sup>2</sup>

### Private Rear Garden (West-facing)

### Additional Information:

Head lease term: Beginning on and including 24 June 1987 and ending on and including 23 June 2986

Head lease remaining: 962 years remaining

Ground Rent: £0 N/A - Per Annum

Service Charge: £0 N/A - Per Annum

Local Authority: London Borough Of Waltham Forest

Council tax band: B

EPC rating: TBC (Pending)

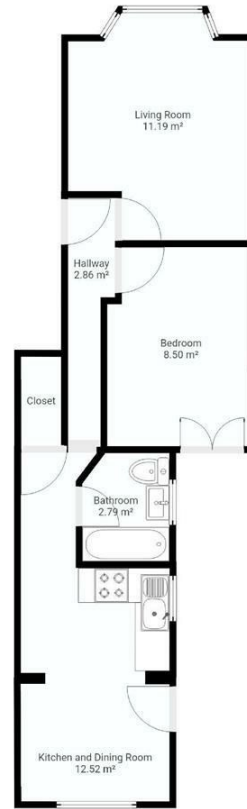
### Notice:

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



TOTAL APPROX. FLOOR AREA 32.90 M<sup>2</sup>  
Whilst every attempt has been made to ensure the accuracy of the floor plan 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 fixtures, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

## 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



hello@estateseast.co.uk

020 8520 9300

estateseast.co.uk

