



## Cambrian Road, Leyton, London, E10

Offers In Excess Of £475,000

Leasehold

FOR SALE

1 1 3

- 3 Bedroom first floor flat
- Detached Victorian building
- Newly Refurbished
- Brand new lease
- Open plan lounge/diner
- Leyton Midland Road station 0.6 mile
- EPC rating: C (69)
- Council tax band: C
- Chain-free
- Internal: 951 sq ft (88 sq m)

A stunning, "turn-key" ready, three bedroom flat on Cambrian Road.

Set across the entire first floor of a detached Victorian house, this amazing property offers space aplenty. The hub of the flat is the large, open plan kitchen/diner/lounge. Here you'll see smart fitted cabinetry and work surfaces in the kitchen area, as well as integrated appliances. Being open plan to the lounge/diner means it's perfect for entertaining, whilst the row of double glazed sash windows along one wall ensures it's filled with light.

Wander along from the kitchen and you'll find the three piece bathroom. Featuring beautifully tiled floor and walls, it also has a rainfall shower over the tub.

The three bedrooms are grouped together. All are well proportioned, with the largest, at the far end of the hallway, benefitting from being dual aspect. All are carpeted, and decorated in the same soothing colour palette as the rest of the flat.

If you like the flat you're going to love the location. Perched on a quiet residential road, on the border where Leyton meets Walthamstow, both these areas are on your doorstep. Leyton Jubilee Park is moments away and is host to sporting amenities and a community café. Leyton Midland station is within walking distance, as is Lea Bridge Road if the bus is your preferred method of commuting. The many bars and eateries of both Francis Road and Leyton High Road are just a stroll southward or hop on a bus or Tube to the Olympic Park and Westfield shopping centre in Stratford.

Great flat, great location...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 Hall**  
9'9" (2.98)  
Staircase leading to first floor.

**First Floor Landing**  
Door to all rooms.

**Open Plan Lounge/diner**  
21'11 x 12'7 (6.68m x 3.84m)

**Bedroom One**  
16'2 x 12'10 (4.93m x 3.91m)

**Bedroom Two**  
12'9 x 10'7 (3.89m x 3.23m)

**Bedroom Three**  
9'3 x 8'4 (2.82m x 2.54m)

**Bathroom**  
8'1" (2.48)

**Additional Information:**  
Lease Term: We have been advised by our client that the property will have a brand new lease of 125 years.  
Years Remaining: 125 years  
Ground Rent: £ TBC (Pending) per annum.  
Service Charge: £ TBC (Pending) 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

**Flat B Cambrian Road E10**  
Gross internal area (approx.)  
88 Sq m (951 Sq ft)  
For identification only, Not to Scale



First Floor



Ground Floor

[www.virtualtours.london](http://www.virtualtours.london)

Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).

## 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		
	69	78
England & Wales		
	EU Directive 2002/91/EC	

## LOCATION



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