



Perth Road, Leyton, London, E10

Offers In Excess Of £450,000

Leasehold

FOR SALE

1 1 2

- Ground floor Warner maisonette
- 2 Double bedrooms
- Double glazing
- Gas central heating
- Walking distance to Leyton Jubilee Park & Hackney Marshes
- Olympic Park & Westfield Shopping Closeby
- Lea Bridge station: 0.2 mile
- Council tax band: B
- Shared rear garden: approx 30ft
- Internal: 678 sq ft (63 sq m)

This beautiful ground-floor ex-Warner maisonette offers a delightful blend of modern comfort and classic charm. With its two double bedrooms, original floorboards throughout, and neutral décor, the home exudes a sense of warmth and character.

The bespoke kitchen, features a stylish Terrazzo worktop and light wood cabinetry, is both functional and aesthetically pleasing whilst cleverly utilising the space. Step outside into the shared rear garden which provides a fantastic space for relaxation or entertaining.

Nestled in a vibrant and sought-after neighbourhood, this property provides easy access to a variety of amenities. Jubilee Park is just a short walk away, while the Hackney Marshes and Lee Valley Park offer ample opportunities for outdoor activities.

For shopping, the area boasts a mix of big-name chains and independent businesses, a great place to check out is Pinch la Deli delicatessen. For a leisurely outing, take a stroll along the canal to the Olympic Park, where you can explore the London Aquatic Centre, Velodrome, and other attractions. Westfield Stratford, with its extensive shopping options, is also within easy reach.

A convenient location with charming features, shall we take a look?

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DIMENSIONS

Entrance

Via own front door leading

Entrance Hallway

Access to all rooms.

Reception Room

10'10 x 10'7 (3.30m x 3.23m)

Kitchen

8'1 x 7'11 (2.46m x 2.41m)

Door to rear garden.

Bedroom One

11'5 x 11'3 (3.48m x 3.43m)

Bedroom Two

10'10 x 10'5 (3.30m x 3.18m)

Bathroom

7'7 x 7'6 (2.31m x 2.29m)

Rear Garden (Shared)

approx 30' (approx 9.14m)

Additional Information:

Lease Term: 125 years from 9 June 2006

Lease Remaining: 107 years remaining.

Ground Rent: £200 - per annum.

Service Charge: £0 - N/A - per annum.

Local Authority: London Borough Of Waltham Forest

Council Tax Band: B

EPC rating: C (70)

Notice:

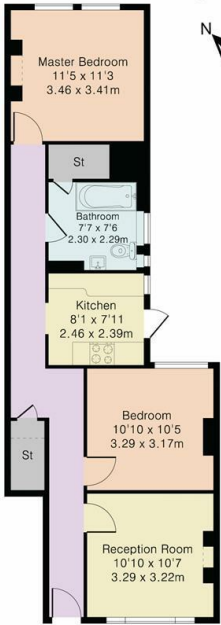
All photographs are provided for guidance only.

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 678 sq ft - 63 sq m



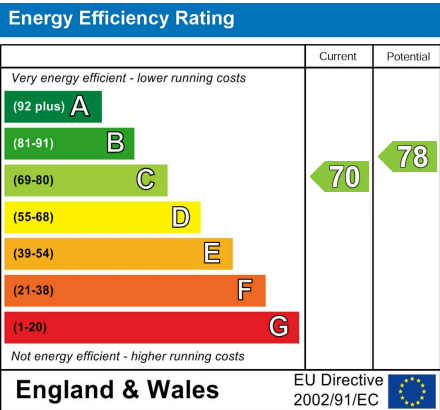
Ground Floor



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



LOCATION



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