



Huxley Road, Leyton, London, E10

Guide Price £450,000

Leasehold

FOR SALE

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- Guide Price: £450,000-£475,000.
- Ground floor period maisonette
- 1 Double bedroom
- Kitchen/diner
- Double glazing & gas central heating
- Leyton Tube station: 0.4 mile
- EPC rating: C (71)
- Council tax band: B
- Rear garden
- Internal: 550 sq ft (51 sq m)

Guide Price: £450,000-£475,000. Discover this charming one-bedroom ground-floor maisonette, offering a stylish and comfortable living space in the heart of Leyton. With its modern interior and convenient location, this property is perfect for first-time buyers and professionals alike.

This stylish maisonette has been thoughtfully renovated, featuring a neutral décor and a modern open-plan kitchen/dining area, perfect for entertaining or relaxing. The original floorboards, treated with Osmo oils, add character, while the kitchen and bathroom have a practical Forbo flooring system. The spacious bedroom is bright and airy, and the private garden offers a peaceful outdoor space.

Nestled in a peaceful residential area, this home offers easy access to the vibrant Francis Road, with a variety of independent shops and eateries, including Yardarm, Edie Rose, and Marmelo Kitchen. The newly opened Leyton Engineer pub is also within walking distance.

Enjoy the convenience of the nearby parks and green spaces, perfect for outdoor activities. Commuting is a breeze with Leyton Tube Station just a short walk away, providing swift access to Central London.

A move-in ready home in a fantastic area, shall we take a look?

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DIMENSIONS

Entrance

Via own front door leading into:

Entrance Hallway

Door to reception room, kitchen/diner & bedroom.

Reception Room

12'6 x 12'4 (3.81m x 3.76m)

Kitchen/diner

12'9 x 9'5 (3.89m x 2.87m)

Open to:

Inner Hall

Door to shower room & rear garden.

Bedroom

12'5 x 12'2 (3.78m x 3.71m)

Shower Room

10'2 x 5'6 (3.10m x 1.68m)

Rear Garden

Additional Information:

Lease Term: 189 years from and including 25 December 1986

Lease Remaining: 151 years remaining

Ground Rent: £0 per annum

Service Charge: £0 per annum

Local Authority: London Borough Of Waltham Forest

Council Tax Band: B

Notice:

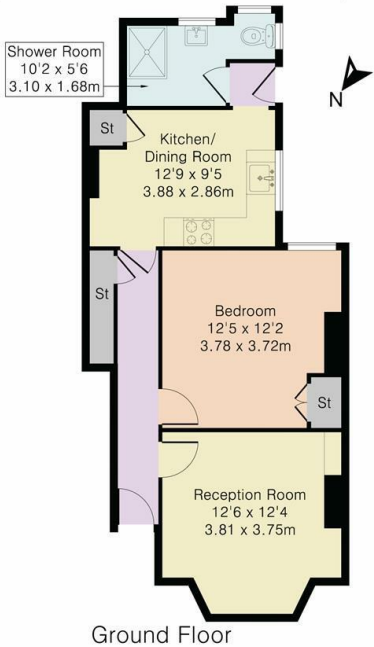
All photographs are provided for guidance only.

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 550 sq ft - 51 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	77
England & Wales		
EU Directive 2002/91/EC		

LOCATION



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