



St. Georges Road, Leyton, London, E10

Offers In Excess Of £460,000

FOR SALE

1 1 2

Leasehold

- First floor Victorian conversion flat
- End of terrace
- 2 Double bedrooms
- Double glazing & gas central heating
- Leyton Tube station: 0.3 mile walking distance
- EPC rating: C (76)
- Council tax band: B
- Rear garden: approx 30ft
- Chain-free
- Internal: 584 sq ft (54 sq m)

A stylish first-floor Victorian conversion flat, nestled in a charming end-of-terrace building. This two-double-bedroom property offers a blend of period charm and modern convenience. The interior is bathed in natural light, showcasing neutral decor and elegant engineered wooden floors throughout. A standout feature is the exposed brick chimney, adding a touch of character to the living room. The sleek modern kitchen, equipped with an induction hob, is perfect for culinary enthusiasts.

The private rear garden, partially paved with gravel for easy maintenance, provides a tranquil outdoor space. With double glazing and gas central heating, this home ensures year-round comfort.

Conveniently located, Leyton Station is just a short walk away, providing excellent transport links to Central London. Other amenities include the Northcote Arms, Figo, and the independent shops and eateries of Francis Road, such as Yardarm and Marmelo Kitchen.

This chain-free property is ideal for first-time buyers and investors alike.

Shall we take a look?

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DIMENSIONS

Entrance

Via entrance door leading into:

Entrance Hallway

Door to all rooms.

Lounge/kitchen/diner

15'3 x 12'4 (4.65m x 3.76m)

Bedroom One

15'6 x 8'10 (4.72m x 2.69m)

Bedroom Two

12'4 x 9'5 (3.76m x 2.87m)

Bathroom

6'11 x 5'6 (2.11m x 1.68m)

Rear Garden

approx 30' (approx 9.14m)

Additional Information:

Head Lease Term: We have been advised by our client that the property will have a new head lease of 999 years.

Head lease remaining: 999 years

Ground Rent: £0 - N/A

Service Charge: £200 per annum.

Local Authority: London Borough Of Waltham Forest

Council Tax Band: B

Notice:

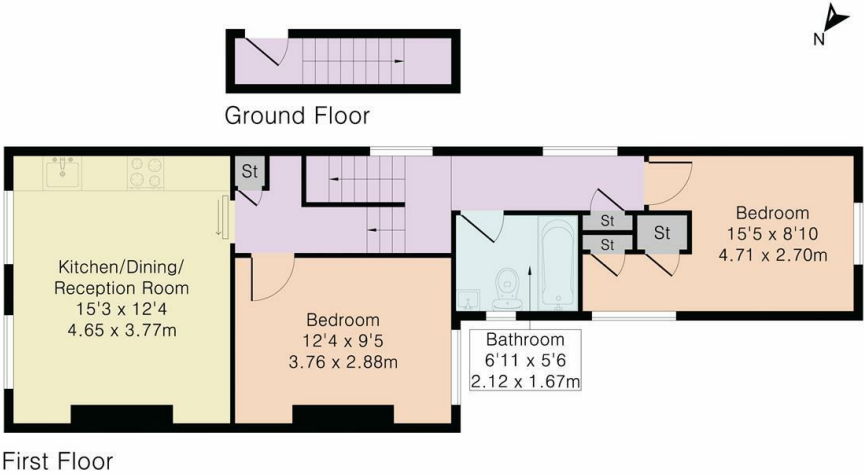
All photographs are provided for guidance only.

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 584 sq ft - 54 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		
	76	76
England & Wales		
	EU Directive 2002/91/EC	

LOCATION



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