

## Claude Road, Leyton, London, E10

Offers In Excess Of £475,000

Leasehold

FOR SALE

1 2 2

- First floor split-level conversion flat
- 2 Double bedrooms
- Well presented
- Double glazing
- Gas central heating
- Leyton Midland Road Overground station 0.2 mile
- Leytonstone Tube station 0.6 mile
- Council tax band: B
- On road permit parking
- Internal: 783 sq ft (72 sq m)

A beautifully presented, split-level conversion flat awaits you on the first floor of this period property. This charming home has been neutrally decorated throughout, providing a blank canvas for you to create your perfect home. The living room is a bright and airy space, featuring two large windows adorned with elegant wooden shutters, offering both privacy and a touch of character. The sleek, modern kitchen is well-equipped and ready for culinary adventures. The flat boasts two bedrooms, one of which benefits from a stylish ensuite bathroom and a Juliette balcony, offering a pleasant spot to enjoy the fresh air. A fully tiled main bathroom completes the internal accommodation. Residents of this property also benefit from the convenience of permit parking.

The location is truly superb, just a short stroll from the vibrant Francis Road, renowned for its array of independent shops, cafes and eateries, including popular destinations such as Pause, Marmelo, and Yardarm. For a relaxed evening out, the Heathcote and Star pub is also conveniently close by. Commuting is made easy with excellent transport links: Leyton Midland Road Overground Station is a mere 0.5 miles away, while Leytonstone Tube Station is just 0.7 miles away, providing swift access into Central London and beyond.

# Claude Road, Leyton, London, E10

## DIMENSIONS

### Communal Entrance

Via communal front door leading into:

### Communal Hallway

Door to flat.

### Entrance

Via flat entrance front door leading into:

### Entrance Hallway

Staircase leading to first floor.

### First Floor Landing

Staircase leading to second floor. Door to all first floor rooms.

### Reception Room

15'0 x 11'3 (4.57m x 3.43m)

### Kitchen

12'8 x 10'1 (3.86m x 3.07m)

### Bedroom One

10'6 x 9'5 (3.20m x 2.87m)

### Bathroom

6'8 x 5'2 (2.03m x 1.57m)

### Bedroom Two (Loft)

16'0 x 13'8 (4.88m x 4.17m)

Door to:

### Ensuite

5'11 x 5'5 (1.80m x 1.65m)

### Parking

On road permit parking

### Additional Information:

Lease Term: From 25 December 2007 to 24 December 2143

Lease remaining: 118 years remaining.

Ground Rent: £250 per annum.

Service Charge: £0 per annum.

Local Authority: London Borough Of Waltham Forest

Council Tax Band: B

EPC rating: C (72)

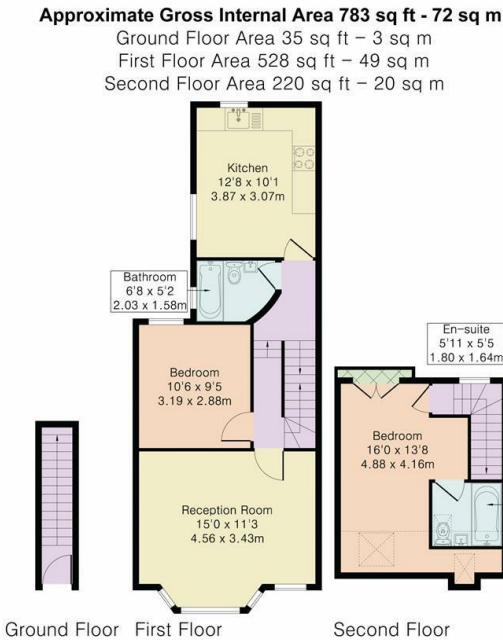
### Notice:

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



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 practise. 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) <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		
England & Wales	72	75
EU Directive 2002/91/EC		

## LOCATION



hello@estateseast.co.uk 020 8520 9300 estateseast.co.uk

