



Rosedene Terrace, Leyton, London, E10

Offers In Excess Of £375,000

FOR SALE

1 2 2

Leasehold

- Modern 2 double bedroom apartment
- Double glazing & gas central heating
- Spacious open plan lounge/kitchen
- Leyton Midland Road Overground station: 0.5 mile
- Leyton Central line tube station: 0.6 mile
- 11'2 x 4'8 Balcony
- Council tax band: C & EPC rating: B (82)
- Car parking space included
- Chain-free
- Internal: 783 sq ft (73 sq m)

This modern, two-double-bedroom apartment offers contemporary living in a convenient location. Situated in a purpose-built block, this chain-free property features neutral décor throughout, creating a bright and airy atmosphere. The spacious open-plan kitchen/living area provides a versatile space for relaxation and entertaining, and a private balcony extends the living space outdoors. The apartment comprises two double bedrooms, including a master bedroom with an en-suite bathroom, offering added privacy and convenience. Further benefits include a car parking space plus double glazing and gas central heating, for year-round comfort.

Commuting is made easy with Leyton Midland Road Overground Station just 0.5 miles away and Leyton Station within 0.6 miles. Residents will also appreciate the proximity to the independent bars and eateries of Francis Road and Leyton High Road, including Yardarm, Marmelo and The Leyton Engineer, offering a vibrant local scene.

Shall we take a look?

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DIMENSIONS

Communal Entrance

Via communal entrance leading into:

Communal Hallway

Staircase leading to flat.

Entrance

Via flat entrance door leading into:

Entrance Hallway

Door to open plan kitchen/living area, bedroom one, bedroom two & bathroom.

Open plan lounge/kitchen

23'6 x 14'7 (7.16m x 4.45m)

Doors to balcony.

Bedroom One

11'8 x 11'3 (3.56m x 3.43m)

Door to:

Ensuite

7'3 x 5'0 (2.21m x 1.52m)

Bedroom Two

11'2 x 10'7 (3.40m x 3.23m)

Bathroom

7'7 x 5'7 (2.31m x 1.70m)

Parking

Car parking space included.

Additional Information:

Lease Term: 125 years from 1 December 2008

Lease Remaining: 108 years remaining

Ground Rent: £300 per annum

Service Charge: £2,605.06 per annum

Local Authority: London Borough Of Waltham Forest

Council Tax Band: C

Notice:

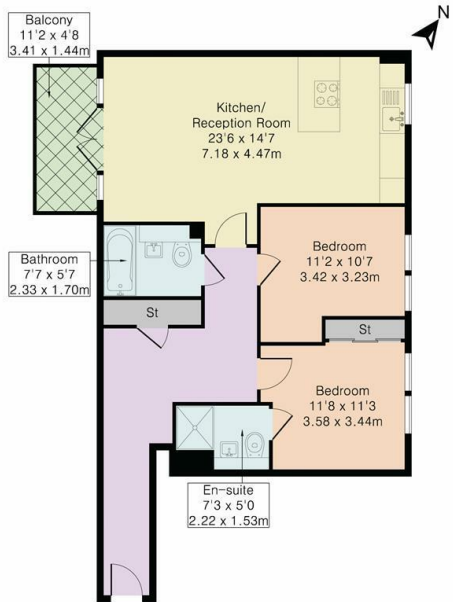
All photographs, floorplan and video tours are provided for guidance only.

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 783 sq ft - 73 sq m



Second 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

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		
England & Wales	82	84
EU Directive 2002/91/EC		

LOCATION



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