



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
- Own entrance
- Double glazed & gas central heating
- Leyton Tube Station 0.3 mile walking distance
- EPC rating: C (70) & Council tax band: B
- Rear garden: Approx 30ft
- On street permit parking
- Internal: 585 sq ft (54 sq m)

Guide Price: £450,000-£475,000. Step into the inviting warmth of this delightful ground-floor period maisonette. Offering a private entrance, this home immediately exudes a homely and welcoming atmosphere.

The spacious reception room, bathed in natural light from a charming bay window, provides a comfortable living space. The double bedroom, boasts a beautiful feature fireplace and original floorboards, adding a touch of character and history. This room, along with the kitchen, enjoys a bright and sunny aspect throughout the morning and into the day. The sleek, modern white kitchen seamlessly leads to the rear garden, a sun-drenched haven featuring a large paved patio area, perfect for al fresco dining. Beyond the property, a strong sense of community prevails, fostered by friendly neighbours and a welcoming local atmosphere.

The quiet street ensures a peaceful living environment, while the vibrant amenities of the High Street are just a short stroll away. Proximity to the highly desirable Francis Road is a significant advantage, offering access to an array of independent shops, cafés, and restaurants. Local favourites such as Deeney's, known for its exceptional toasts, are just a five-minute walk away. Yardarm, with its impressive selection of wines and artisan bread, and Filly Brook, celebrated for its unique music policy and delectable menu, are also within easy reach. The newly reopened Leyton Technical pub is less than five minutes away and offers a fantastic selection of food and drink. Finally, the property's location provides excellent transport links, with Leyton Station just a short stroll, making commuting and exploring the city effortless.

Shall we take a look?

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DIMENSIONS

Entrance

Via flat entrance door leading into:

Entrance Hallway

Door to all rooms.

Reception Room

12'6 x 12'5 (3.81m x 3.78m)

Kitchen

10'4 x 8'3 (3.15m x 2.51m)

Door to rear garden.

Bedroom

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

Shower Room

6'8 x 6'8 (2.03m x 2.03m)

Rear Garden

approx 30' (approx 9.14m)

On street permit parking

Additional Information:

Lease Term: 990 years from 20 May 1985

Lease Remaining: 950 years remaining

Ground Rent: £0 per annum

Service Charge: £708 per annum

Local Authority: London Borough Of Waltham Forest

Council Tax Band: B

Notice:

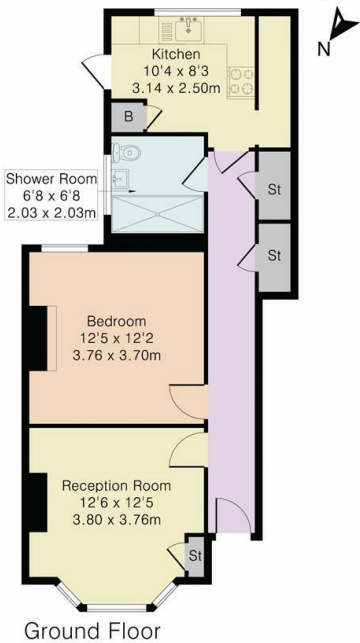
All photographs, floorplan and video tours are provided for guidance only.

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 585 sq ft - 54 sq m



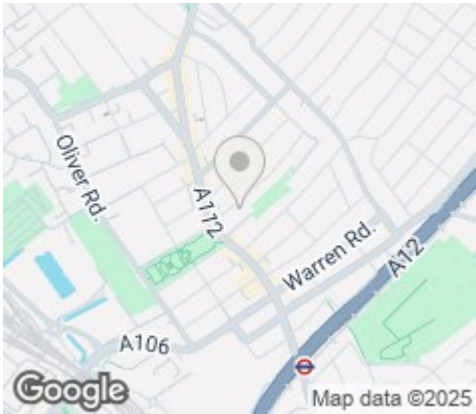
Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given 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) 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		
	70	77
England & Wales		
EU Directive 2002/91/EC		

LOCATION



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