

Dunedin Road, Leyton, London, E10

Offers In Excess Of £380,000

FOR SALE

1 1 1

Leasehold

- Modern upper ground floor purpose built flat
- 1 Double bedroom
- Great open plan living space
- Ideal first time purchase or buy to let investment
- Leyton Tube station 0.3 mile
- EPC rating: B (82)
- Council tax band: B
- Secure bike storage
- Own winter garden & communal gardens
- Internal: 802 sq ft (74 sq m)

This modern, upper ground-floor, one-bedroom flat offers a stylish and convenient living space. The sleek open-plan kitchen and living area create a bright and airy atmosphere, perfect for entertaining or relaxing. The bedroom is a comfortable double size and the bathroom is contemporary in design. The home is neutrally decorated throughout, offering a blank canvas to add a personal touch.

A standout feature of this property is its private terrace, which offers stunning views of the Olympic Park and Stratford. You can also enjoy the benefits of a communal garden and secure bike storage.

The location is ideal for commuters, with Leyton Tube Station just a short walk away, providing easy access to the city and beyond. The area offers a wide range of amenities, including shops, cafes, and restaurants such as Figo, Coach and Horses, Deeney's, and the newly opened Leyton Engineer.

Whether you're a first-time buyer or an investor, this flat presents an excellent opportunity to acquire a well-appointed property in a sought-after location. Shall we take a look?

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DIMENSIONS

Communal Entrance
Via communal entrance leading into:
Communal Hall
Staircase & lift to all floors and flat.

Entrance
Via entrance door leading into:

Entrance Hallway
Door to open plan lounge/kitchen, bedroom & bathroom.

Open Plan Lounge/kitchen
26'5 x 17'7 (8.05m x 5.36m)
Door to winter garden.

Bedroom
13'8 x 11'4 (4.17m x 3.45m)

Bathroom
8'8 x 7'6 (2.64m x 2.29m)

Winter Garden
9'8 x 8'2 (2.95m x 2.49m)

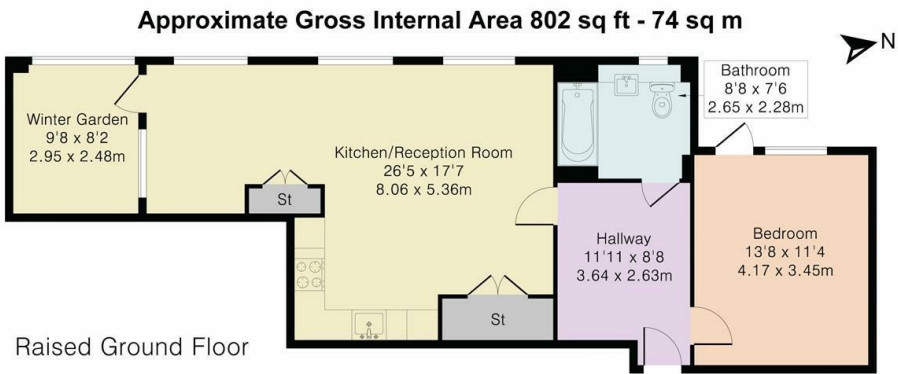
Communal Garden

Additional Information:
Note: Upon agreement of any sale a simultaneous staircasing & resale to 100% will apply.
Lease Term: 125 years from and including 17 July 2019.
Lease Remaining: 120 years remaining.
Ground Rent: £150 - per annum.
Service Charge: £3744.84 - per annum charged at £312.07 per month
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



Raised Ground 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 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	82	82
(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		
EU Directive 2002/91/EC		

LOCATION



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

