



High Road Leyton, Leyton, London, E10

Offers In Excess Of £365,000

FOR SALE

1 1 1

Leasehold

- Modern purpose built second floor flat
- 1 Double bedroom
- Gas central heating
- Leyton Midland Road Station: 0.2 mile walking distance
- Open Plan Lounge/Kitchen/Diner
- EPC rating: B (83)
- Council tax band: B
- Private balcony & Communal roof terrace
- Chain free
- Internal: 525 sq ft (49 sq m)

A stylish and modern one bedroom apartment in a boutique 3 year old development of nine owner occupied units, situated on the vibrant Leyton High Road. Ideally located a stone's throw away from the recently refurbished Leyton Midland Road overground station, complete with brand new air conditioned trains and interchange access to the Victoria line. The apartment benefits from both a private balcony and a communal roof terrace, meaning there is never an excuse not to relax outside on a warm summer's evening and watch the sun go down.

On the ground floor of the development you will find a 24/7 gym boasting the latest fitness equipment, recently updated over the summer to provide a Covid safe environment to work out. Residents of the development also benefit from discounted rates at the gym.

This beautifully presented property boasts 525 square feet of internal space to complement the balcony and roof terrace. All of the rooms are well proportioned too, making this a comfortable and practical home. The main room is the open plan kitchen/diner/lounge featuring super white quartz worktops with modern integrated appliances including a built-in dishwasher and fridge freezer. This space has large, full height windows along one wall, ensuring plenty of natural light, and sleek, modern fitted kitchen cabinets along another. There is ample space here to cook, entertain or simply relax – the choice is yours.

The bedroom is a solid king size double, with plenty of room for free standing storage, whilst the bathroom continues the stylish finishes here, with a three piece suite including rainfall shower over the tub.

Outside space is offered by that private balcony and the communal roof terrace. The former has room for table and chairs for that morning coffee, whilst the latter is the perfect spot to fire up the BBQ when entertaining friends. There is a large bike storage room complete with cycle racks to store your bikes after a busy day of exploring East London.

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DIMENSIONS

In The Owners Words...

Since moving to Leyton from West London three years ago, we have fallen in love with the area and the numerous delights it has to offer. From the proximity of the overground with its brand new air conditioned trains, to the 24/7 gym on our doorstep and the craft breweries and charming cafes that dot the area, E10 has it all. We will only wish to move to further plant long term roots in the area.

Living in a modern apartment in a boutique development of just nine all owner occupied flats, we have actually got to know our lovely neighbours and built a community of sorts which was particularly important during the early months of the lockdown. With a large communal roof terrace boasting panoramic views of the City to the South, and of Canary Wharf and Stratford to the East we have had plenty of fond memories of great BBQ filled afternoons and star gazing nights to treasure. Our flat's large balcony is perfect for morning coffees and spending those lazy summer afternoons.

Leyton is continually changing, with craft brewery tap rooms, coffee shops and epic artist murals always popping up, you will be spoilt for choice along the High Road. We have enjoyed becoming regulars at the local pub the Coach & Horses, which is one of many recently renovated establishments we'd recommend visiting, including the Leyton Star, William IV and the awesome God's Own Junkyard each offering a great taste of East London's famous community spirit. With easy cycling access to Stratford, Hackney and Walthamstow you can explore the surrounding vibrant neighbourhoods and fall in love too.

Dimensions:

Communal Entrance

Via communal front door leading into:

Communal Hallway

Access to all floors & flat.

Entrance

Via flat entrance door leading into:

Open Plan Lounge/Kitchen/Diner

19'0 x 18'0 (5.79m x 5.49m)

Door to balcony.

Bedroom

11'5 x 11'2 (3.48m x 3.40m)

Bathroom

7'2 x 5'8 (2.18m x 1.73m)

Balcony

7'0 x 6'3 (2.13m x 1.91m)

Communal Rooftop Terrace

Additional Information:

Lease Term: 150 years from 26 September 2016

Lease Remaining: 141 years remaining

Ground Rent: £350 per annum.

Service Charge: £1,600 Circa - per annum.

Local Authority: London Borough Of Waltham Forest

Council Tax Band: B

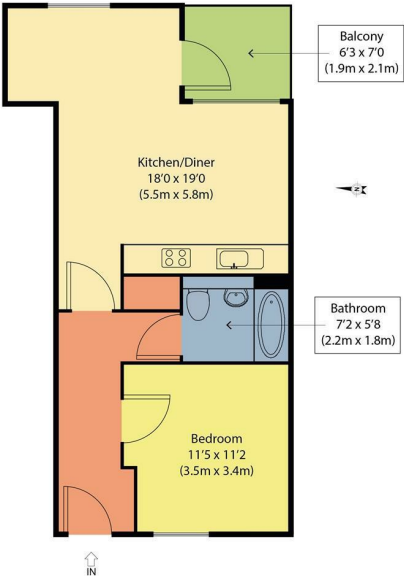
Notice:

All photographs and floorplan are provided for guidance only.

Disclaimer:

We endeavour to make our sales particulars as accurate and reliable as possible, however, they do 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



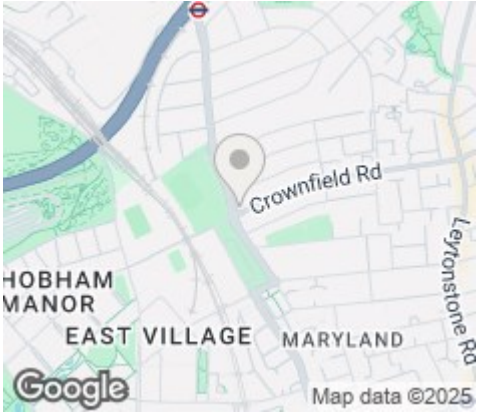
Second Floor
Approximate Gross Internal Area
525 sq ft (49 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. Copyright: www.estimate.co.uk

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		
	83	83
England & Wales		
	EU Directive 2002/91/EC	

LOCATION



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