

## Claude Road, Leyton, London, E10

Guide Price £400,000

Share of Freehold

FOR SALE

1 1 2

- Guide Price: £400,000-£425,000.
- 2 bedroom Victorian first floor conversion flat
- Kitchen/diner
- Double glazed & gas central heating
- Leyton Midland Road Station: 0.4 mile
- Leytonstone Tube Station: 0.7 mile
- EPC rating: C (71) & Council tax band: B
- Rear garden
- Chain-free
- Internal: 589 sq ft (54.7 sq m)

Guide Price: £400,000-£425,000. Nestled in the heart of Leyton, this beautiful two-bedroom, chain-free Victorian conversion flat offers an excellent opportunity to acquire a well-presented home in a prime location. Conveniently situated just off Francis Road, the property is perfectly placed to enjoy the area's vibrant atmosphere and fantastic local amenities.

Upon entering, you are greeted by a welcoming reception room featuring engineered wood flooring that flows seamlessly throughout, creating a modern and inviting atmosphere. This space leads to a sleek, fitted kitchen-diner. The main bedroom, located at the front of the home, features an elegant bay window, while the second bedroom is a good size. A half-tiled bathroom is found at the rear of the property, providing a contemporary finish. A key highlight of this flat is the direct access to a private, low-maintenance rear garden, perfect for relaxing or entertaining.

Francis Road's pedestrianised course is just a stone's throw away, home to a delightful array of independent shops, cafes, and eateries, including popular spots like Marmelo, Yardarm, and Dreamhouse Records. For those needing to travel further afield, both Leyton Midland Road and Leytonstone Station are within easy reach. This charming flat is an ideal purchase for anyone seeking a stylish home in the sought-after Leyton community.

Shall we take a look?

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## DIMENSIONS

**Communal Entrance**  
Via communal front door leading into:

**Communal Hallway**  
Front door leading into flat.

**Entrance Hallway**  
Staircase leading to first floor.

**First Floor Landing**  
Access to:

**Living Room**  
13'5 x 10'7 (4.09m x 3.23m)  
Door to bedroom one, & bedroom two. Open To:

**Kitchen/Diner**  
14'0 x 11'0 (4.27m x 3.35m)  
Door to bathroom & door to staircase leading to rear garden.

**Bedroom One**  
13'0 x 9'0 (3.96m x 2.74m)

**Bedroom Two**  
11'2 x 5'7 (3.40m x 1.70m)

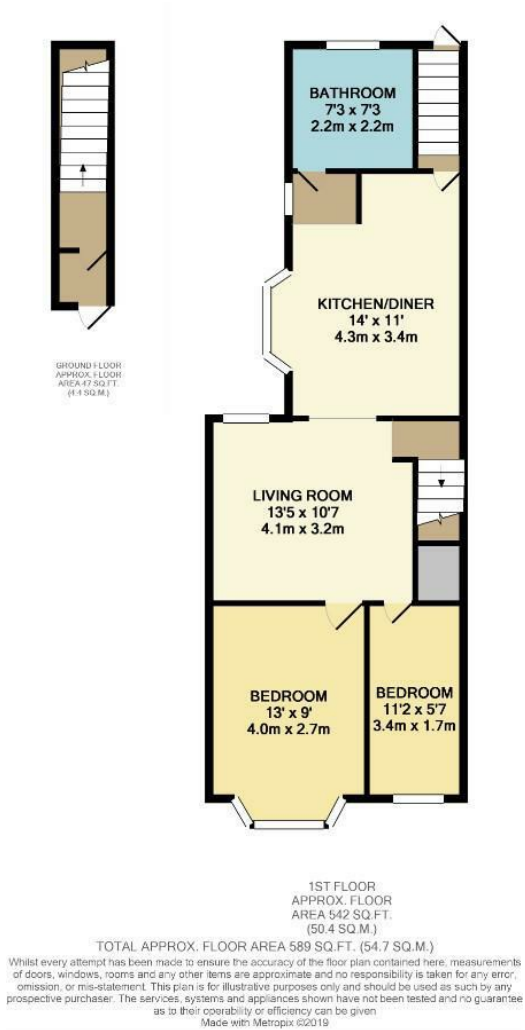
**Bathroom**  
7'3 x 7'3 (2.21m x 2.21m)

**Rear Garden**

**Additional Information:**  
Head Lease Term: 999 years from 1 January 1975  
Head Lease remaining: 949 years remaining.  
Ground Rent: £0 per annum.  
Service Charge: £0 per annum.  
Local Authority: London Borough Of Waltham Forest  
Council Tax Band: B

**Disclaimer:**  
We endeavour to ensure that our particulars are as accurate and reliable as possible; however, they do not constitute or form part of any offer or contract and should not be relied upon as statements or representations of fact. All measurements are approximate and provided as a guide only. Any systems, services, or appliances referred to have not been tested by us, and we are therefore unable to verify or guarantee their working condition. All photographs and floorplans are provided for guidance only. Tenants are advised to verify details relating to planning permissions, building regulations, and any works carried out at the property with their solicitor or conveyancer, as well as tenure and lease information where applicable.

## FLOORPLAN



## 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 |         |           |
|                                             | 71      | 77        |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

## LOCATION

