






High Road Leyton, Leyton, London, E10

Price £470,000

Leasehold - Share of Freehold

FOR SALE

 1  1  2

- New Build Modern Ground Floor Flat
- Two Bedrooms
- Share Of The Freehold
- Private Garden
- Help To Buy Available
- 670 Sq Ft (62.2 Sq M)
- Individual Viewings Only
- By Appointment Only
- Pre-qualified Viewers Only
- PPE Supplied

It's very rare to view apartments that immediately feel like a HOME. Offered with "Share of Freehold" viewings are highly recommended for HOME hunters looking to secure a mid/long term HOME.!!

A visually stunning Boutique Development of 9 Architecturally designed 1,2 & 3 bedroom apartments, located in the heart of the popular E10 postcode and only a 5 minute walk to Leyton shops and underground.

As part of the design development process every detail has been creatively designed with YOU as the new HOME owners in mind. Once you are happy with how you have positioned your personal furniture, specifications include architecturally designed, unique black brickwork with contrasting large glass panels allowing HOME owners to enjoy the natural elements to be part of your everyday living.

The visually stunning communal courtyard allows residents to create a real community living experience, video entry system for added security, bespoke communal lighting offers a balanced and well thought out creative ambience for those summer and winter evenings, going GREEN easy to use bicycle racks, high quality "Otis" engineered lift and lots of terraces, balconies and central courtyard for ALL residents to enjoy.

Internally each apartment is unique with well thought out living spaces and linear shaped rooms which is always an Architectural design challenge. Extra height ceilings compliment the floor to ceiling glass panelled windows which really allow the owners to feel the space each apartment have to offer. With glass bifold doors, skylights, engineered oak flooring in main living spaces, lush carpets in the bedrooms and ceramic flooring in the bathrooms the layers of different materials really come together and complement each space...

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DIMENSIONS

Further benefits include underfloor heating, quartz worktops providing a quality stone finish to the fully fitted kitchens, integrated SMEG appliances including washing machine, dishwasher & double height fridge freezer. Each bathroom and en-suite include quality fixtures & fittings, power shower and floor to ceiling tiles with ample storage space. Rest assured the finish is exceptional, with attention to detail considered at every stage with YOU "the end user" as the Architects main design brief.

Well-proportioned in size each of the apartments feels spacious with well thought out design and incorporate additional private outdoor spaces, whether a balcony or terrace, as well as access to a delightful communal garden to the rear which caters for a real community vibe where residents can interact and really get to know each other as a new lifestyle concept usually seen in London's affluent locations such as Knightsbridge or Kensington and the busy financial district like Liverpool Street or Canary Wharf.

Without doubt this is set to become one of the classiest local developments in the E10 postcode and one of the very best new build developments we have seen in Leyton for a while.

Living here...

The location of this unique development is convenience itself. The many bars, eateries, and other independent businesses on Francis Road and the High Road are a short stroll away and offer the perfect excuse to indulge in some great food and wine. Why not nip into Yardarm for a bottle of wine for that night in, or maybe to Marmelo for dinner. If it's just a meet up with friends, then the Coach & Horses is your local, with the Technical and Leyton Star also close by. All serve a mean pint and equally delicious food.

Hopping on to the bus or tube is very easy. Weather your travelling to the City or Westfield, where you can hit a shop or two for retail therapy, catch a film at the cinema, or take the plunge in the Olympic Pool. If football's your thing, then the Os and the Hammers are both close by, whilst Leyton Cricket Ground is around the corner if your prefer your sports at a more leisurely pace.

Want to go further afield? The excellent local transport links mean you are just a short journey from central London (which is also very convenient for the daily commute). So whatever you are planning, be it fun or work, we think Leyton is the place for you.

HELP TO BUY government backed scheme available, offered with Share of Freehold viewings are highly recommended and this opportunity really suits HOME owner occupiers looking for a long term home.

DIMENSIONS:

- Kitchen/Living/Dining: 7.32m x 4.59m
- Bedroom 1: 4.64m x 3.22m
- Bedroom 2: 4.24m x 2.10m
- Bathroom: 2.39m x 1.95m
- Secured Porch: 3.38m x 1.01m
- Private Garden: 7.62m x 1.60m
- Interior Area: 62.2 sq m | 669 sq ft
- Exterior Area: 14.5 sq m | 156 sq ft

INTERNALS:

General Finishes:

- Engineered oak flooring with underfloor heating
- Matt emulsion paint to walls and ceilings
- Solid core doors with painted veneer facings and Allgood ironmongery
- Schneider flat plate metal switches and sockets
- Low energy LED recessed downlights throughout
- Video entryphone system

FLOORPLAN



EPC CHART

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	83	83	England & Wales
	EU Directive 2002/91/EC		EU Directive 2002/91/EC
			86
			86

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