



## 29 Tallack Road, London, E10 7JR Offers in excess of £540,000

Located in the vibrant area of Tallack Road, London, this mid-terrace house offers a hallway, lounge, dining room and kitchen. To the first floor are three bedrooms and a shower room.

Although Leyton is a vibrant area the property is really tucked away and quiet. Leyton has a good supply of small local parks and playing fields, such as Coronation Gardens and Sidmouth Park, and the Leyton Youth Centre. The area is also close to Epping Forest and the Hackney Marshes and locals have direct access to the Olympic Park via a new pedestrian bridge from Ruckholt Road. The Water Works Nature Reserve and the nearby Middlesex Filter Beds have a giant hide for bird watching and there is a visitors centre in Lammas Road off Lea Bridge Road.

Leyton is on the Tube's Central line, with journey times to Bank of 15 minutes, Oxford Circus 23 minutes, and Canary Wharf with a change at Stratford, 17 minutes. Leyton Midland Road is an Overground station on the Gospel Oak to Barking line; the 55 bus goes to Oxford Circus, the 48 to London Bridge and the 56 to Clerkenwell.

Call us today to book a viewing.



## Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

