



**St. Augustines Court, Mornington Road, Leytonstone, E11 3BQ**

**Offers In Excess Of £285,000 Leasehold**

TWO BEDROOM first floor split level purpose built flat situated close to local shops and the popular Bushwood area of Leytonstone and a short walk to Leytonstone Underground Station as well as a 24-hour Tesco Superstore and a wide array of cafes and restaurants on the High Road. The flat benefits from central heating, double glazing, small balcony off the lounge, private garden, lock-up storage cupboard and NO ONWARD CHAIN. Telephone 020 8530 4646 to arrange a viewing appointment.



## Entrance Hall

11'11" x 6'4" (3.657 x 1.932)

## Lounge

16'1" x 11'1" (4.923 x 3.398)

## Kitchen

10'6" x 9'6" (3.201 x 2.899)

## Landing Hallway

11'5" x 6'0" (3.493 x 1.847)

## Bedroom One

16'2" max x 11'1" max (4.940 max x 3.393 max )

## Bedroom Two

10'6" x 9'6" (3.204 x 2.915)

## Bathroom

6'3" x 5'6" (1.915 x 1.693)

## Disclaimer

Whilst every care has been taken to ensure the accuracy of these particulars, such accuracy cannot be guaranteed, and therefore does not constitute any part of an offer or contract. The agent has not tested any apparatus, equipment, fixtures, fittings or services and so does not verify they are in working order, fit for purpose, or within ownership of the sellers, therefore the buyer cannot assume any information is correct. Photographs of the interior of the property are given purely to give an indication of décor, style etc., and does not imply that any furniture/fittings etc., are included.

