

Cambrian Road, London E10

2 bedroom, Ground floor, Garden flat
Guide Price £550,000 – £600,000



EASTBANK



Set within a stunning and quite magnificent detached Victorian building is this brand newly developed two bedroom flat, sensationally designed and finished to an exquisite standard, nestled on a leafy and quiet residential street, moments from Leyton Jubilee Park and walking distance to transport links and local amenities.

With an abundance of natural light and an enviable amount of private outside space, wrapping around to your own private entrance to the property, you will be proud to call this property your home.

- Brand Newly Developed
- Two Bedrooms
- Private Garden
- Own Entrance
- Detached Victorian Building
- High-end Décor Throughout
- Meticulously Designed
- Short Walk To Leyton Midland Station
- Chain Free
- Brand New Lease

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Upon entering via your own private entrance, you will step straight in to the large open kitchen and living area, perfectly arranged to allow for separate living. The choice of colours are a neutral palette, with a wonderful and elegantly designed light olive 'U shaped' kitchen with plenty of worktop space and built in appliances. The white brick-tiled splash-back allows for the unexpected food splash, making it easy to keep clean and looking new.

The flooring is a beautiful natural engineered oak wood which sticks with the neutral tones throughout the flat, allowing all buyers to add their own stamp with their furniture and accessory choice. Doors opening on to the rear and private garden area, fully paved to allow for minimal maintenance provides a great transition between inside and outside, absolutely perfect for BBQ's and entertaining on warm summers nights.





Bedroom 1



Bedroom 2



The property is fantastically positioned in a quiet, leafy residential location, only moments from Leyton Jubilee Park which is the biggest and most popular park in the area, home to a host of sporting amenities, a community café and a large playground.

Along the hallway is where you'll find the two double bedrooms, both fitted with soft beige carpet and each provide ample space for storage.

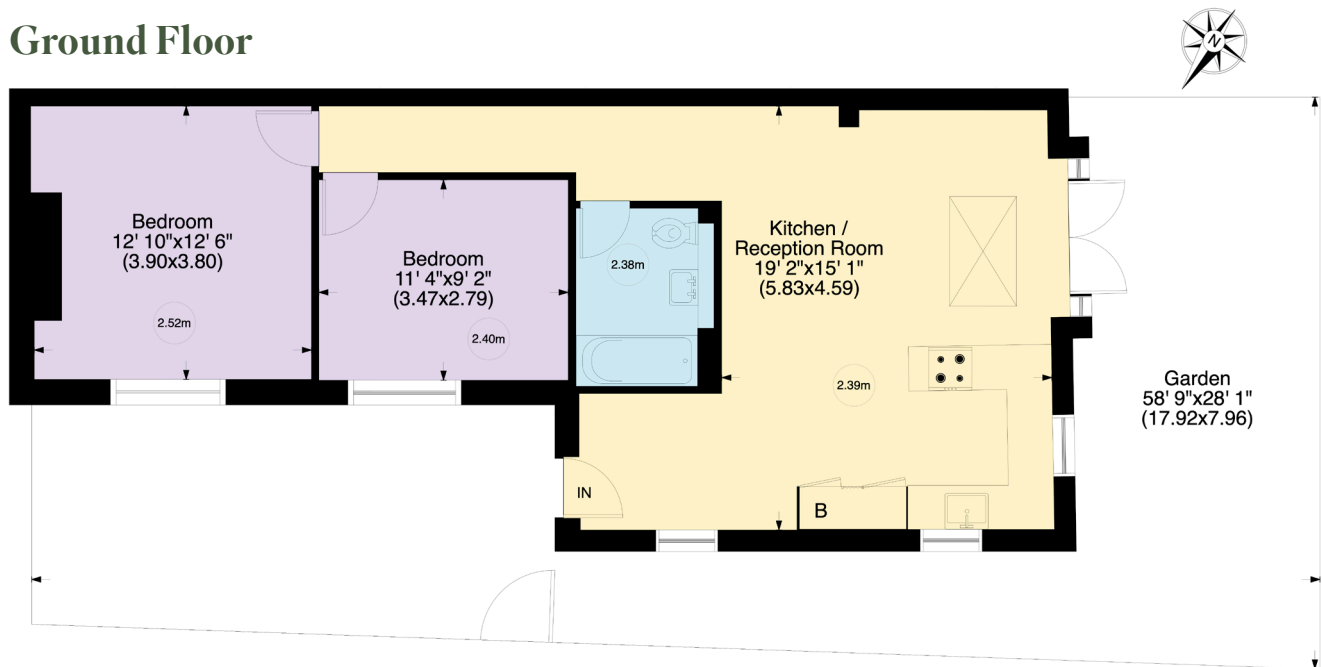
The wonderful three-piece bathroom suite completes the accommodation and is set out with large 60x60cm white speckled floor tiles along with upright, brick-laid wall tiles and finished with white matte taps, mixers and flush plate, including a large shower-head over the bath.

Garden Flat C, Cambrian Road, London E10

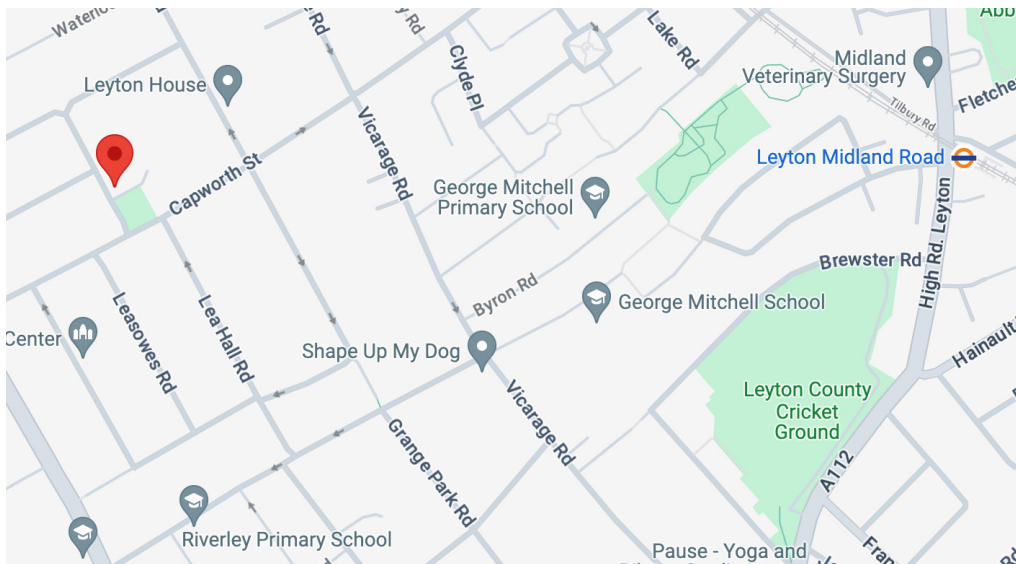
Gross internal area 68m² (734ft²)

All measurements are approximate, not to scale

Ground Floor



Location



The ever popular Francis Road is just to the south and has very much a village feel, mostly pedestrianised with a choice of independent shops, restaurants and cafés at your disposal.

Leyton Midland Road which is on the Overground Network is also only a short leisurely stroll away.

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