



**CLARKE
HILLYER**
EST 1885

INCORPORATING...

brian **dadd** commercial

FOR SALE

£199,995

- One Bedroom Flat
- Ground Floor
- Gas Central Heating (untested)
- Close to Station & Amenities
- Approx. 135 Year Lease
- Council Tax Band - A
- Chain Free

CONTACT: 020 8506 9800
loughton@clarkehillyer.co.uk
www.clarkehillyer.co.uk

FLAT 2, WELLINGTON MANSIONS 183 CHURCH ROAD, LEYTON, LONDON, E10 7BX



Whilst we at Clarke Hillyer endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of the property. Please be advised that any plans provided are to indicate the layout of the property, are not to scale and for guidance purposes only. Any interested parties are advised to obtain verification from their solicitor or surveyor.

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Entrance

Via communal access path to own front door leading to:

Reception Room

12'5 x 10'1

Glazed window to front aspect, radiator, power points, laminate flooring, doors to:

Kitchen

12'5 x 5'9

Double-glazed window to front aspect, fitted wall and base units, built-in oven, hob and extractor hood, single drainer sink unit with mixer tap, cupboard housing combination boiler, plumbed for washing machine, part-tiled walls, vinyl flooring, access to bathroom.

Bedroom

11'10 x 9'10

Double-glazed window to rear aspect, radiator, power points, laminate flooring.

Bathroom

Double-glazed window to rear aspect, panelled bath with mixer tap and shower attachment, pedestal wash basin, low level wc, radiator, part-tiled walls, vinyl flooring.



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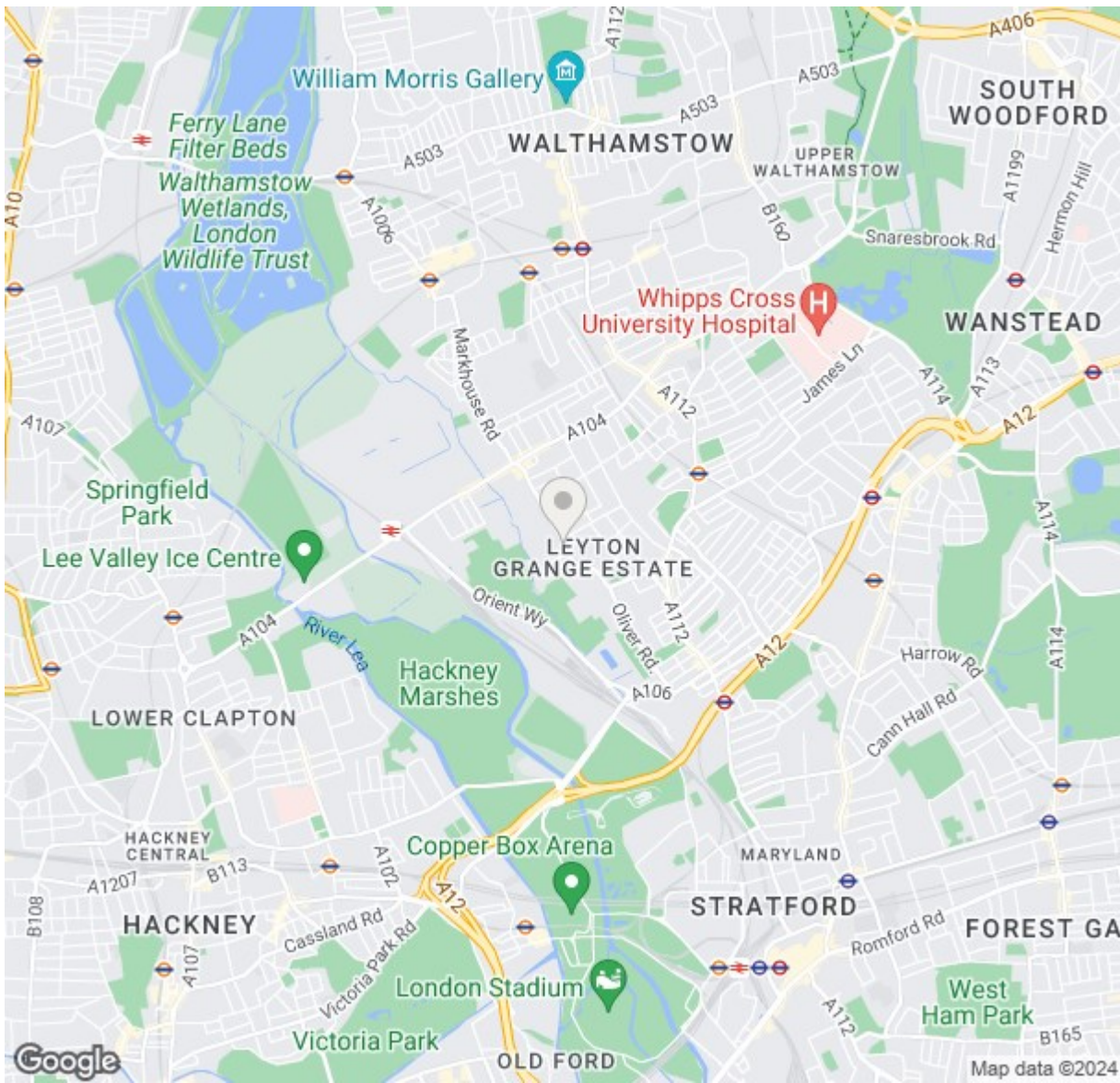
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		43	66
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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