



## Flat 16a Linnet House, 140 Dunedin Road, London, E10 Offers in excess of £153,000



Set on the fourth floor of an attractive modern development in Leyton, this stylish one-bedroom apartment in Linnet House offers contemporary living, excellent natural light, and a private west-facing balcony.

Inside, the apartment boasts a spacious open-plan living, dining and kitchen area with sleek grey cabinetry, fully integrated appliances, and an induction hob. Floor-to-ceiling glazing floods the space with natural light and provides access to the private balcony, ideal for soaking up the evening sun.

The double bedroom is a generous size, easily accommodating additional storage, and features another floor-to-ceiling window for a bright and airy feel. The modern bathroom is finished with grey wall and floor tiles and includes a white three-piece suite with a shower over bath.



- 0.3 Miles to Leyton station
- Private balcony
- Integrated appliances
- Service charge £4,356 per annum
- Beautifully presented throughout
- Prime location near Hackney Marshes
- 554.5 Sq Ft (51.5 M2)
- Ground rent £150 per annum