



BOWDEN
BRADLEY



79 North Birkbeck Road
, Leyton, E11 4JL

Guide price £350,000



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GUIDE PRICE: £350,000 - £375,000.

Two Bedroom Ground Floor Apartment - Own Private Garden - Great Condition Throughout - Secure Buzzer Entry System - Parking Available - Very Near to Leyton Station - Near to Local Pubs & Cafes - Close to Langthorne Park.

Being unique to the market, this two bedroom ground floor apartment comes with its own, private rear garden.

As you enter the home, you immediately feel the spacious rooms throughout, especially the reception room which offers huge amounts of natural light in, and offers direct access to the private garden. You have a modern, fitted shower room as well as two great sized bedrooms, one is currently being used as an office space. You have the option of parking available also.

Location wise, you are extremely near to a choice of stations with Leyton Central Line & Leytonstone High Road Overground only a short walk away, you also are less than a mile from Maryland Elizabeth Line.

You are not short of green spaces with Wanstead Flats nearby, as well as Langthorne Park. You are also close to an array of bars, cafes & local shops.

Lease Remaining: 180 Years

Service Charge: £1,273

Ground Rent: £10

Bowden Bradley Estate Agents are the seller's agent for this property. Your conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. We make detailed enquiries of the seller to ensure the information provided is as accurate as possible. Please inform us if you become aware of any information being inaccurate.

Front





Hallway

Bedroom
10'0" x 7'3" (3.07 x 2.21)

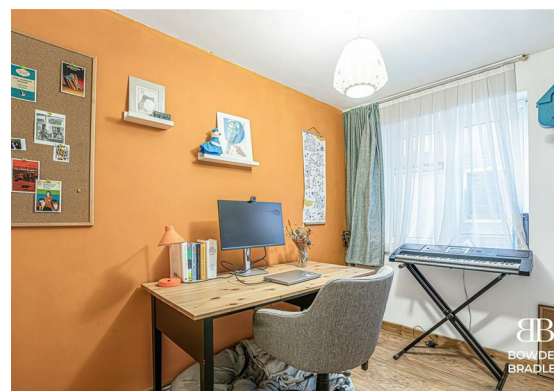
Bedroom
13'10" x 9'3" (4.24 x 2.83)

Bathroom

Living Room
17'7" x 11'10" (5.38 x 3.63)

Kitchen
10'0" x 8'7" (3.05 x 2.62)

Garden



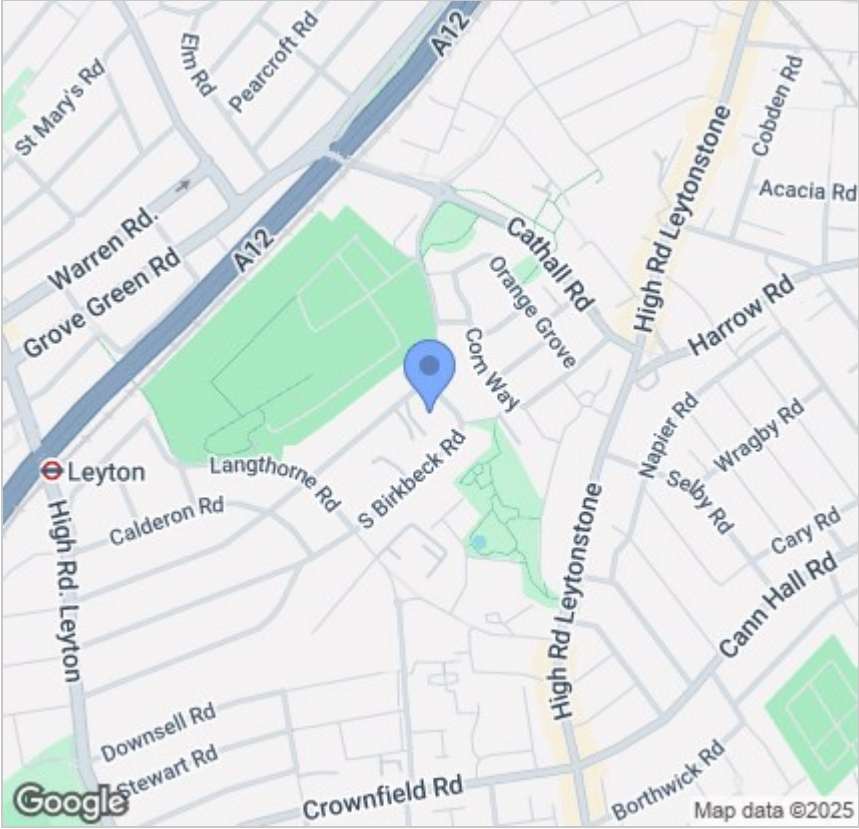
Floor Plan



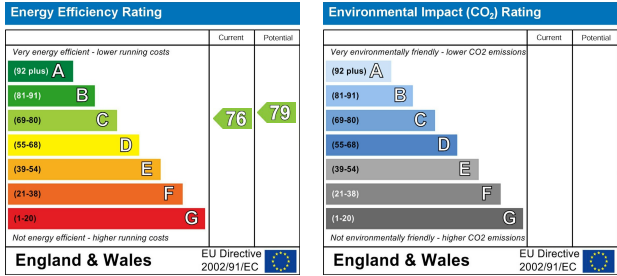
Viewing

Please contact our Bowden Bradley Office on 0208 0593 593 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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