## Wallwood Road E11

Offers In Excess Of £400,000

LEASEHOLD



2 BEDROOMS



1BATHROOMS



1 RECEPTIONS

## Details

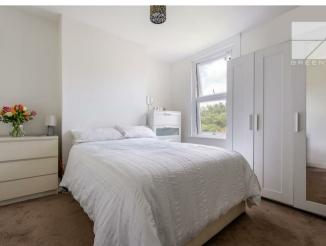
- TWO BEDROOMS
- FIRST FLOOR
- NEW LEASE
- PARKING
- A MUST SEE

EPC RATING: 58 (D) COUNCIL TAX:

BREENS







FIRST FLOOR 57.5 sq.m. (619 sq.ft.) approx.



WALLWOOD ROAD, LEYTONSTONE, E11 1AL

"TOTAL FLOOR AREA: 57.5 s.g.m. (619 s.g.ft.) appriox.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement of doors, windows, crosm and any other terms are approximate and no responsible to table for any error ensurement on rein-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase. The services, system and applications below that have to been bested and no passant.











## Contact Us

02085315454 highamspark@breens.property www.breens.property 2 Broadway Parade, Winchester Road, Highams Park, E4 9LG All sizes are approximate. The Agent has not tested any apparatus, equipment, fixtures and fittings, or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitors or Surveyor. Photographs are for illustration purposes only and may depict items, which are not for sale or included in the sale price. References to tenure of a property are based upon Information supplied by the vendor. The agent has not had sight of the title documents, a buyer is advised to obtain verification from their solicitor.

Money Laundering Regulations 2003: Intending purchasers will be asked to produce identification, documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. These particulars are intended to give a fair description of the property only and are in no way guaranteed, nor do of any contract. They are issued on the express condition that all negotiations are conducted through Breens Estate Agents. All subject to contract and to being unsold.