



For Sale

Flat

High Road Leyton | London | E10

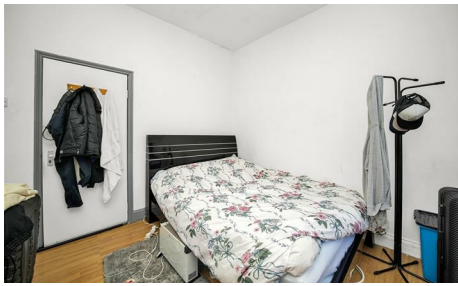
Offers Over £275,000 | Leasehold

1 Receptions | 1 Bedroom | 1 Bathroom

- One Bedroom Flat
- Bright Lounge Room
- Moments from transport links
- Close proximity to bars, restaurants & shops
- Lease remaining | 998 years
- Leasehold | Chain Free
- Council Band | Waltham Forest B

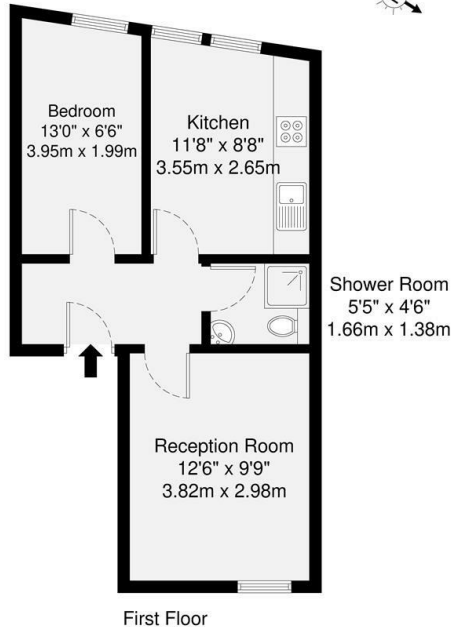
FREEDOM TO MOVE





High Road Leyton, E10

GROSS INTERNAL AREA
36.3 sq m / 390 sq ft



GROSS INTERNAL AREA (GIA)
36.3 sq m / 390 sq ft

TOTAL STORAGE SPACE
0.0 sq m / 0.0 sq ft

EXTERNAL FEATURES
0.0 sq m / 0.0 sq ft

RESTRICTED HEAD HEIGHT
0.0 sq m / 0.0 sq ft

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison
VUE

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	72	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Accuracy: References to the Tenure of a Property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Items shown in photographs including, but not limited to, carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. Sonic / laser tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. All measurements: All measurements are approximate. Services not tested: 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 solicitor or surveyor. Mortgage & financial advice: The Hawks mortgage service is provided by London & Country Mortgages the UK's largest independent fee-free mortgage broker, of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision.

Hawks are presenting to the market this 390 sq ft first-floor flat, situated on High Road, Leyton. This home offers a lovely lounge, perfect for relaxing or entertaining with a separate kitchen fully fitted for all your needs as well as a shower room. The property, though requiring some renovation, presents an ideal project for investors seeking to add value and capitalize on its potential.

Whether you're looking to get onto the property ladder or seeking an investment opportunity, this flat ticks all the boxes as well as someone looking for a first home.

The local area boasts a wealth of amenities, including High Road Leyton & Leytonstone, the pedestrian-friendly Francis Road, all within easy reach. The immediate area offers delightful variety of shopping, dining, and leisure activities.

With chain-free status, this property presents a seamless opportunity for first-time buyers or investors looking for a hassle-free purchase.

Numerous bus and cycling routes nearby keeps you staying connected to the City making it easy for commuters.

Leasehold

Lease - 998 Years left

Service Charge £0 p/a

Ground Rent £10 p/a

Council Tax Band | Waltham Forest | B

EPC Rating C

Please call 0203 002 6769 to arrange a viewing.



Hawks

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