



**Price**

**£270,000**

**Leasehold**

1x  1x  1x 

**Belmont Park Road,  
Leyton, E10**





## Main features

- **First-floor apartment set within an attractive Victorian conversion**
- **Generously sized lounge**
- **Good-sized double bedroom**
- **Fitted kitchen and bathroom**
- **Ideal for first-time buyers or investors**



### Nearest Schools

Primary Schools: Thomas Gamuel Primary 0.4 miles, Barclay Primary 0.4 miles, The Beaumont School 0.4 miles

Secondary Schools: Belmont Park School 0.1 miles, George Mitchell School 0.5 miles, Norlington School for Boys 0.6 miles



### Transport Information

Train Stations: Leyton Midland Road 0.4 miles, Walthamstow Queens Road 0.6 miles, Walthamstow Central 0.6 miles  
Underground Walthamstow Central 0.6 miles, Leytonstone 1.0 miles, Leyton 1.3 miles  
DLR.: Pudding Mill Lane 2.8 miles, Bow Church 3.3 miles, Devons

## Accommodation

### FIRST FLOOR

Lounge: 14'2 x 13'4 (4.32m x 4.07m)

Kitchen: 13'7 x 9'8 (4.14m x 2.95m)

Bedroom: 10'8 x 7'4 (3.25m x 2.24m)

Bathroom

**Call Walthamstow - 020 8509 0092 ■ [douglasallen.co.uk](http://douglasallen.co.uk)**

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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