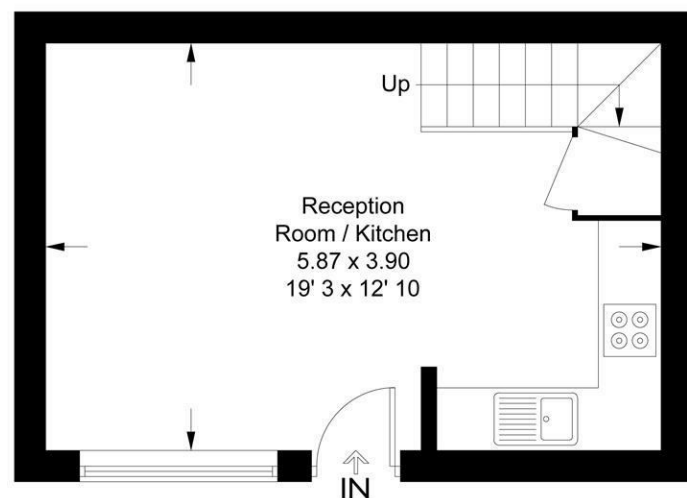
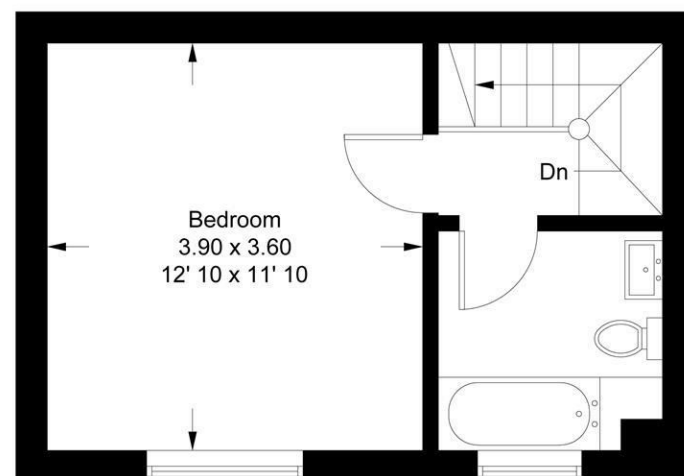


## Cherrydeal Court

Approximate Gross Internal Area = 496 sq ft / 46.1 sq m



**Ground Floor**  
249 sq ft / 23.1 sq m



**First Floor**  
247 sq ft / 23 sq m

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



## Cherrydeal Court, Forest Road, Leytonstone

Offers In Excess Of £300,000 Leasehold

- Purpose built, split level maisonette
- Direct access into the home
- Open plan kitchen/living room
- Modern kitchen and bathroom
- Chain free
- Upper Leytonstone location
- One double bedroom
- Recently redecorated
- Well kept communal grounds
- 0.4 Miles from Leytonstone Station

# Cherrydeal Court, Forest Road, Leytonstone

Petty Son and Prestwich are delighted to offer for sale this stunning and recently decorated one double bedroom split level maisonette, featuring your own private entrance and secure allocated parking, just 0.4 miles from Leytonstone Underground Station.

Set in the highly sought after area of Upper Leytonstone, you will discover the very attractive Cherrydeal Court in which properties rarely come up for sale. You are located only 0.4 miles from Leytonstone Central Line Station and the local area benefits from good schooling, a teaching Hospital and just beyond that Hollow Ponds where you can enjoy refreshments whilst taking in the idyllic surroundings.

The accommodation is comprised of a bright, open plan living area with contemporary kitchen and storage cupboard with stairs leading to a well-proportioned double bedroom and modern bathroom with striking metro tiling and overhead rain shower. The excellent condition of the property allows the new buyer to move straight in, unpack, and relax! Further benefits of this home include the property being offered for sale chain free and having your own direct entrance into your home to avoid any communal areas!

EPC RATING: C72  
Council Tax Band: C  
Service Charge: £2254.36 per annum  
Ground Rent: £50 per annum  
Lease Information: 125 years from 25th December 1985 (86 years currently remain)

## Reception/Kitchen

19'3 x 12'10

## Bedroom

12'10 x 11'10



Council Tax Band: C

