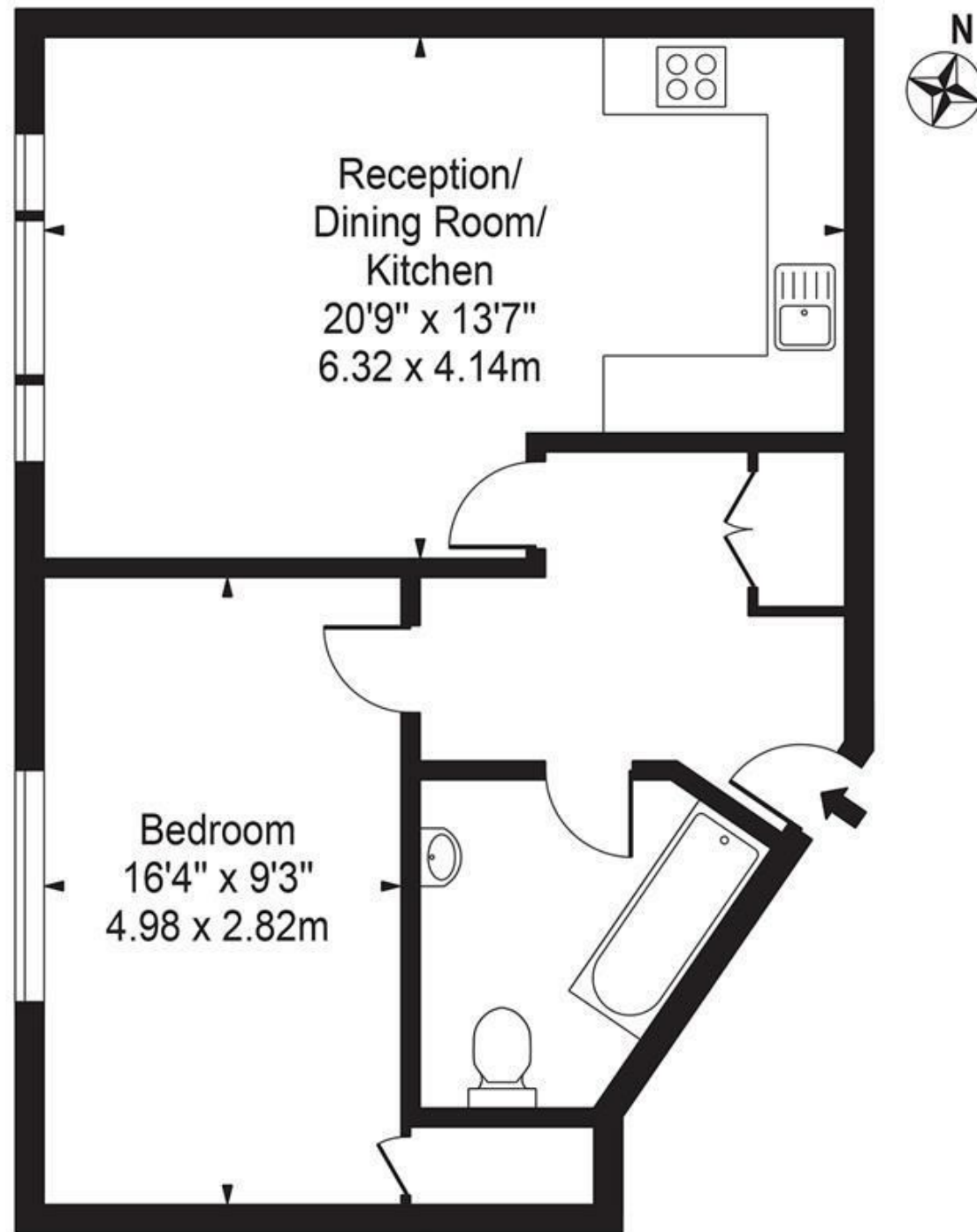


## Oriana House

Approx. Gross Internal Area 581 Sq Ft - 53.98 Sq M



### Fourth Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



### Oriana House, Leyton

Asking Price £115,500 Leasehold

- 35% Share
- Fourth Floor (top floor)
- One large bedroom spanning 16'4 in length
- Open plan living/kitchen with leafy views
- Living space and Bedroom with Westerly aspect
- Stylish, purpose-built apartment
- Lift
- Large, communal terrace on the same floor
- Range of integrated kitchen appliances
- 0.5 Miles from Leyton Station and Leyton Midland Road



# Oriana House, Leyton

**\*SHARED OWNERSHIP 35%\*** Located in the ever-evolving area of Leyton, Petty Son & Prestwich are excited to offer to market this stylish top floor apartment.



Council Tax Band:



Positioned in the heart of Leyton, this property is in the epicentre of the fast changing and quickly evolving area of E10. Francis Road is a short walk (0.4 miles) allowing you to grab a coffee or brunch with friends within a few minutes, whilst a short cycle ride in the opposite direction can have you zipping through Leyton Jubilee Park (0.6 Miles) or Hackney Marshes (1.5 Miles). You are equidistant at half a mile from both Leyton Midland Road overground and Leyton underground stations, making this an excellent spot for commuters. Upon entering the modern, purpose-built development via the secure intercom system, wide communal entrance provides a lift to easily ascend to the fourth floor where this apartment is located. As a top floor resident, there is no need to worry about noise from any upstairs neighbours, and the far reaching, leafy rooftop views from the living area are a welcome sight. The apartment is perfectly formed, with a generous entrance hall with handy storage cupboard offering three well-proportioned spaces. The double bedroom and open plan living space share the best views and face West, allowing natural light to flood in from early afternoon until Sunset. The double bedroom is exceptionally spacious at an impressive 16.4ft in depth, providing an inbuilt storage cupboard and ample space for a run of inbuilt wardrobes if desired. The contemporary bathroom is similarly ample, with its angular form providing an excellent space for the bath with overhead shower and more floorspace than average. The open plan living/kitchen area is bright and well laid out, with the kitchen including an integrated dishwasher, fridge/freezer, oven and hob with overhead extractor. A huge, communal terrace located on the same floor also provides plenty of outside space to socialise with friends and neighbours. The terrace is restricted to fourth floor residents only.

Lease Information: 125 years from 1st April 2012  
(113 years currently remain)  
Service Charge: £3391.92 Per Annum  
Ground Rent: £100 Per Annum  
Rent: £387.94 per month

**Reception/Dining Room**  
20'9 x 13'7

**Bedroom**  
16'4 x 9'3