



## Wilmot Road, Leyton, E10 5LU Offers In Excess Of £500,000



**\*\* STUNNING MODERN 2 BED WITH PRIVATE TERRACE LOCATED OFF HIGH ROAD LEYTON \*\***

OC Homes are delighted to present to the sales market this two bedroom, first floor apartment within this small modern development in Leyton built in 2021. The property boasts a bright and spacious reception room, open-plan kitchen, three piece bathroom, and two generously sized bedrooms as well as a large private terrace. There is also on street permit parking available and the service charge is very reasonable.

The property is beautifully finished throughout and offers a great sense of space and light. It was completed in 2021 and retains the new build warranties in place for another 7 years. The private terrace is a great size at 13 square metres, and is a wonderful outside space to enjoy and relax. The property itself is located just off High Road Leyton with all of it's fantastic amenities, including shops, bars, restaurants and green spaces as well as superb transport links. To arrange a viewing please call the OC Homes sales team now.

- TWO BEDROOM APARTMENT
- MODERN DEVELOPMENT
- LARGE PRIVATE TERRACE
- EXCELLENT TRANSPORT LINKS
- LOTS OF LOCAL AMENITIES
- BEAUTIFULLY PRESENTED THROUGHOUT

### Viewing

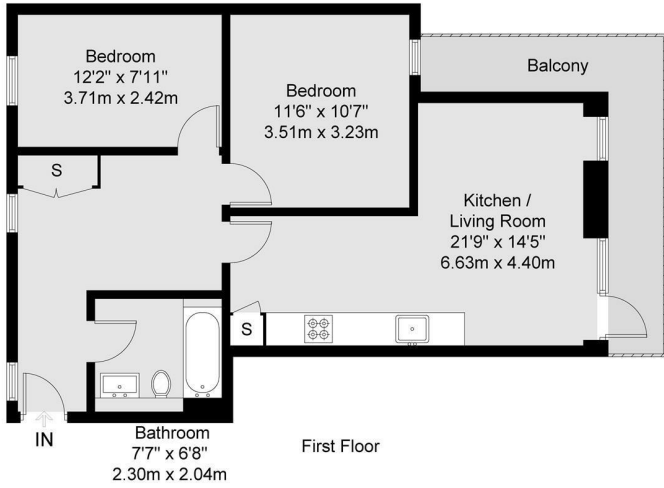
Please contact our OC Homes Leyton Office on 02085561212 if you wish to arrange a viewing appointment for this property or require further information.





Wilmot Road, Leyton, E10 5LU

GROSS INTERNAL AREA  
62 sq m / 667 sq ft



**Energy Efficiency Rating**

Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

**Environmental Impact (CO<sub>2</sub>) Rating**

Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

GROSS INTERNAL AREA (GIA)  
 The largest of the property  
 62 sq m / 667 sq ft

TOTAL STORAGE SPACE  
 Storage and wardrobe (GIA) area  
 1.1 sq m / 12 sq ft

EXTERNAL STRUCTURAL FEATURES  
 Double Glazing, Thermal Windows etc.  
 9.1 sq m / 97 sq ft

RESTRICTED HEAD HEIGHT  
 Limited use with under 1.9m  
 0.0sq m / 0.0 sq ft

Maison  
 VUE

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.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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