



High Road Leyton, Leyton, E10 6RL Offers In The Region Of £475,000



** FIRST FLOOR TWO BED GARDEN FLAT OF OVER 800 SQ. FT. OVERLOOKING LEYTON CRICKET GROUND **

* VIRTUAL TOUR ONLINE *

OC Homes are delighted to present to the sales market, this larger than average two bedroom apartment with private garden on the first floor of this charming period conversion on High Road Leyton, overlooking the greenery of Leyton Cricket Ground and Pavilion in Leyton, E10. The property boasts over 800 sq ft of living accommodation, comes with a share of the freehold (with zero service charge), is wonderfully finished throughout and is ideal for those looking for a garden flat ready to move into, close to Tube and Overground train links, in a sought after location.

Accommodation comprises; a bright and spacious reception room, dining room with semi open plan modern kitchen, two bedrooms, modern three piece bathroom suite, and stairs leading down to a private rear garden. The property is located by a number of local amenities on High Road Leyton and Francis Road including shops, bars and restaurants and is walking distance to Leyton Tube Station (Central Line). With the potential to also convert the loft space in the future (STPP), this property is sure to attract a lot of interest. To arrange a viewing please call the OC Homes sales team now.

- TWO BED WITH PRIVATE GARDEN
- FIRST FLOOR APARTMENT
- OVER 800 SQ FT
- POTENTIAL FOR LOFT CONVERSION
- DIRECT VIEWS OVER LEYTON CRICKET GROUND
- EXCELLENT TRANSPORT LINKS
- SHARE OF FREEHOLD - NO SERVICE CHARGE
- CHAIN FREE

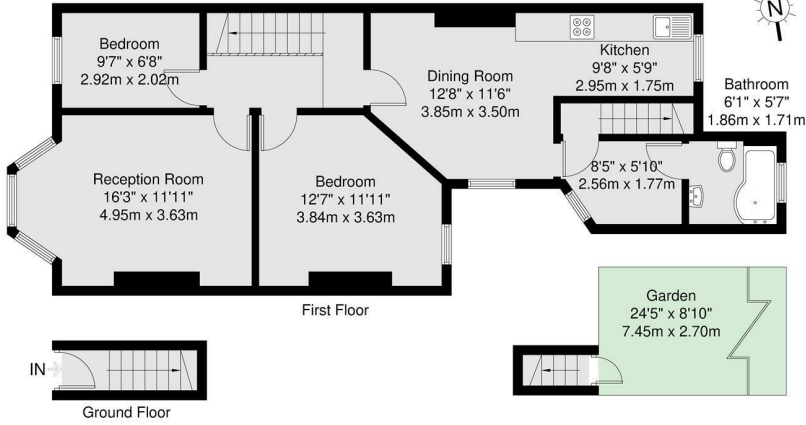
Viewing

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



High Road Leyton, E10

GROSS INTERNAL AREA
74.9 sq m / 806 sq ft



GROSS INTERNAL AREA (GIA)
74.9 sq m / 806 sq ft

TOTAL STORAGE SPACE
0.0 sq m / 0.0 sq ft

EXTERNAL STRUCTURAL FEATURES
20.1 sq m / 216 sq ft

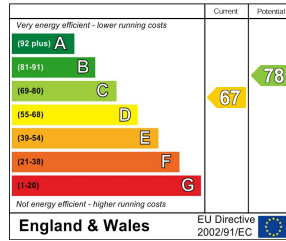
RESTRICTED HEAD HEIGHT
0.0sq m / 0.0 sq ft

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.

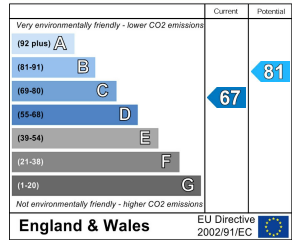
Maison VUE



Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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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