



## Crescent Road, Leyton, E10 5JJ

### Offers In Excess Of £400,000



\*\* RARELY AVAILABLE 2 BED WITH OFF STREET PARKING & SHARE OF FREEHOLD IN LEYTON \*\*

\* VIRTUAL TOUR ONLINE \*

OC Homes are delighted to present to the sales market this two bedroom, first floor maisonette with its own driveway and zero service charge or ground rent. The property comes with a share of the freehold, and boasts a bright and spacious reception room, kitchen, three piece bathroom, and two generously sized bedrooms as well as access to a sizeable loft space for ample storage. It has its own entrance and is on the first floor of this purpose built property with one flat below.

The property is located just off Church Road in Leyton with a number of local amenities, including shops, bars, restaurants and green spaces as well as superb transport links. The property is well presented throughout and sure to attract a lot of interest. To arrange a viewing please call the OC Homes sales team now.

- SHARE OF FREEHOLD
- OFF STREET PARKING
- NO SERVICE CHARGE
- LOFT STORAGE
- LOTS OF LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS

#### Viewing

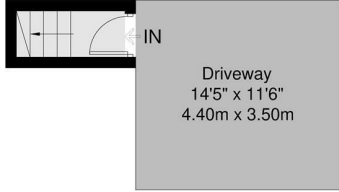
Please contact our OC Homes Leyton Office on 02085561212 if you wish to arrange a viewing appointment for this property or require further information.



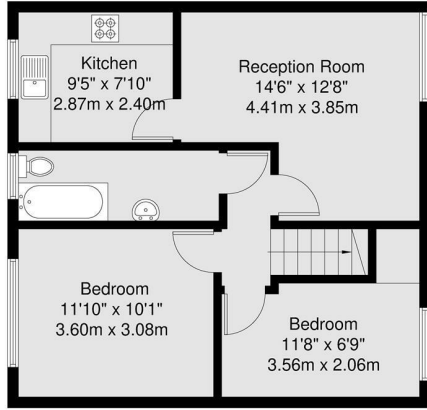


Crescent Road, Leyton, E10

GROSS INTERNAL AREA  
54.2 sq m / 583 sq ft



Ground Floor



First Floor

GROSS INTERNAL AREA (GIA)  
The total area of the property  
54.2 sq m / 583 sq ft

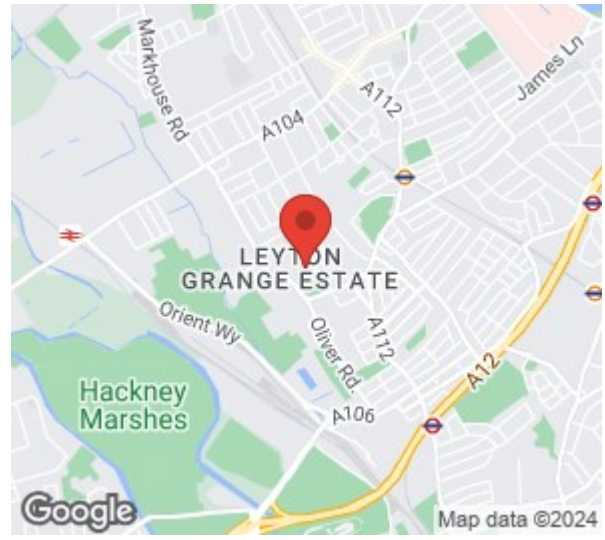
TOTAL STORAGE SPACE  
Including garages, sheds, porches etc.  
0.0 sq m / 0.0 sq ft

EXTERNAL STRUCTURAL FEATURES  
Double glazing, stone, brickwork etc.  
15.5 sq m / 166 sq ft

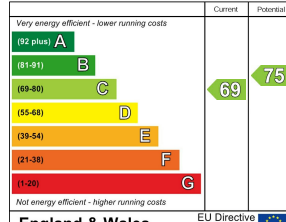
RESTRICTED HEAD HEIGHT  
Areas with a head height of 2m  
0.0sq m / 0.0 sq ft

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisers should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison  
VUE



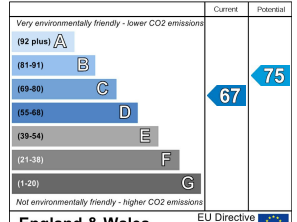
Energy Efficiency Rating



England & Wales

EU Directive 2002/91/EC

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



England & Wales

EU Directive 2002/91/EC



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.



320 High Road Leyton, Leyton, London, E10 5PW  
t. 02085561212 | e. hello@ochomes.co.uk  
w. oneclickhomes.co.uk