



Ruckholt Road, Leyton, E10 5FA

Offers In Excess Of £450,000



**** STUNNING 2 BEDROOM APARTMENT OF ALMOST 900 SQ FT WITH TERRACE BY LEYTON TUBE****

*** VIRTUAL TOUR ONLINE NOW ***

OC Homes are delighted to offer for sale this truly stunning two bedroom apartment on the ground floor of this sought after modern development in the heart of Leyton. The accommodation comprises; a spacious entrance hallway, large open plan and contemporary reception room with luxury fitted modern kitchen (with integrated appliances), a spacious master bedroom, second double bedroom, modern three piece bathroom suite with walk in shower, and a quaint private terrace overlooking the beautiful communal gardens. This property is finished to an exceptionally high standard and being just a few years old, the development is incredibly well presented and maintained.

Further benefits include concierge service, a communal work hub and a long lease. The property is conveniently positioned within walking distance to Leyton High Road and Tube Station, as well as the sought after Francis Road with all of it's local amenities, including restaurants, bars and local coffee shops. To arrange a viewing, please call the OC Homes sales team now.

- SPACIOUS 2 BED OF ALMOST 900 SQ FT
- PRIVATE TERRACE
- MODERN DEVELOPMENT
- CONCIERGE SERVICE
- LOTS OF LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS

Viewing

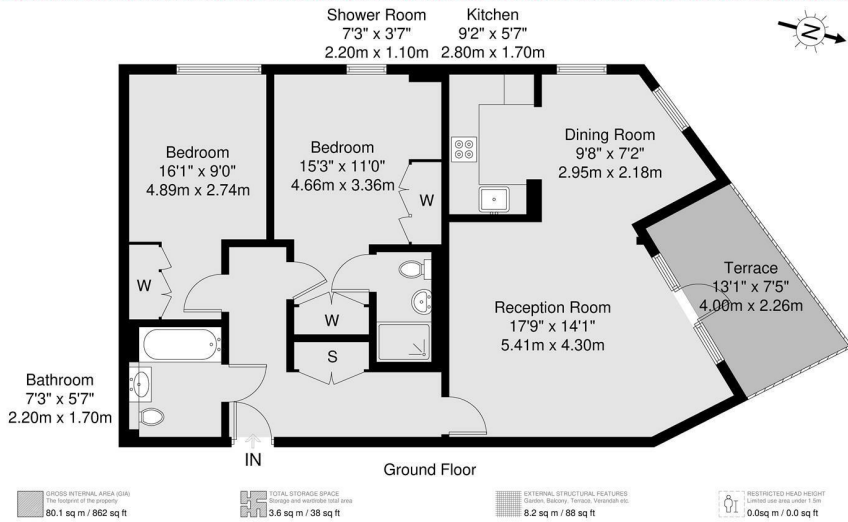
Please contact our OC Homes Leyton Office on 02085561212 if you wish to arrange a viewing appointment for this property or require further information.





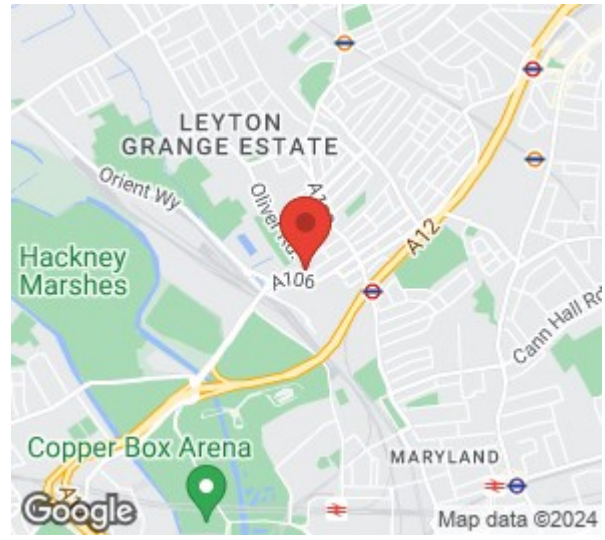
Rookery Court, E10

GROSS INTERNAL AREA
80.1 sq m / 862 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		84	84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A		84	84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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