Kettlebaston Road, Leyton, E10 7PF

Offers In Excess Of £425,000

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** BEAUTIFULLY FINISHED TWO BEDROOM FIRST FLOOR WARNER FLAT WITH GARDEN **

OC Homes are delighted to present to the sales market, this charming two bedroom first floor Warner flat on Kettlebaston Road, Leyton, E10. The property comes with a long lease with no service charge to pay and is ideal for those looking for a property as a first time purchase, moments from Lea Bridge Station in a sought after location.

Accommodation comprises; a bright and spacious reception room with open plan kitchen, two double bedrooms and modern three piece bathroom suite, with stairs down to the private garden. There is also access to a sizeable loft space, which can be converted into another bedroom with en-suite (STPP).

The property is a first floor Warner flat which has been recently renovated throughout, and is located by a number of local amenities on Lea Bridge Road including shops, bars and restaurants and is walking distance to Lea Bridge Station (Overground). With no service charge and minimal ground rent to pay and being offered chain free, this property is sure to attract a lot of interest. To arrange a viewing please call the OC Homes sales team now.

- TWO BED WARNER FLAT
- FIRST FLOOR WITH LOFT
- PRIVATE GARDEN
- LONG LEASE - OVER 800 YEARS
- NO SERVICE CHARGE
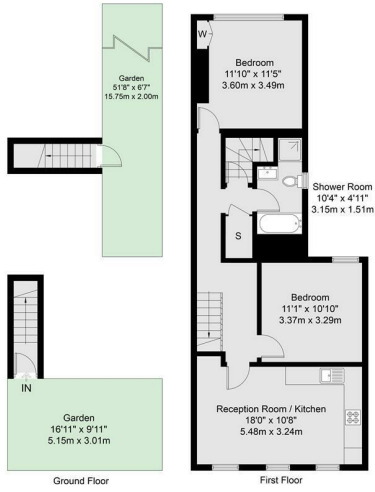- NEWLY RENOVATED
- EXCELLENT TRANSPORT LINKS
- CHAIN FREE

Viewing

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

Floor plan — Ground Floor / First Floor

- Garden 51'8" x 6'7" / 15.75m x 2.00m
- Bedroom 11'10" x 11'5" / 3.60m x 3.49m
- W
- Shower Room 10'4" x 4'11" / 3.15m x 1.51m
- S
- Bedroom 11'1" x 10'10" / 3.37m x 3.29m
- IN
- Garden 16'11" x 9'11" / 5.15m x 3.01m
- Reception Room / Kitchen 18'0" x 10'8" / 5.48m x 3.24m

Ground Floor | First Floor

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GROSS INTERNAL AREA (GIA) The footprint of the property
69.6 sq m / 749 sq ft

TOTAL STORAGE SPACE Storage and wardrobe total area
1.6 sq m / 17 sq ft

EXTERNAL STRUCTURAL FEATURES Garden, Balcony, Terrace, Verandah etc.
47.2 sq m / 508 sq ft

RESTRICTED HEAD HEIGHT Limited use area under 1.5m
0.0 sq 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

Map data ©2024

Lee Valley Ice Centre — River Lea — Hackney Marshes — LOWER CLAPTON — Google

Energy Efficiency Rating

	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

Very energy efficient - lower running costs
Not energy efficient - higher running costs
Current 72 — Potential 79
England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

Very environmentally friendly - lower CO2 emissions
Not environmentally friendly - higher CO2 emissions
Current 72 — Potential 82
England & Wales — EU Directive 2002/91/EC

 oc homes

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