



## Kettlebaston Road, Leyton, E10 7PF

Offers In Excess Of £400,000



**\*\* 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

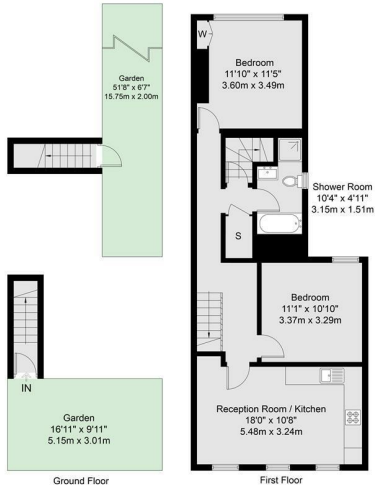
### Viewing

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



Kettlebaston Road, E10

GROSS INTERNAL AREA  
69.6 sq m / 749 sq ft



GROSS INTERNAL AREA (GIA)  
THE TOTAL FLOOR AREA OF THE PROPERTY  
69.6 sq m / 749 sq ft

TOTAL STORAGE SPACE  
STORAGE FOR WARDROBE CLOSET AREA  
1.6 sq m / 17 sq ft

EXTERNAL STRUCTURAL FEATURES  
GARDEN, SHED, TERRACE, WOODEN BALCONY  
47.2 sq m / 508 sq ft

RESTRICTED HEAD HEIGHT  
LIMITED USE AREA UNDER STAIRS  
0.0 sq 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.



Energy Efficiency Rating

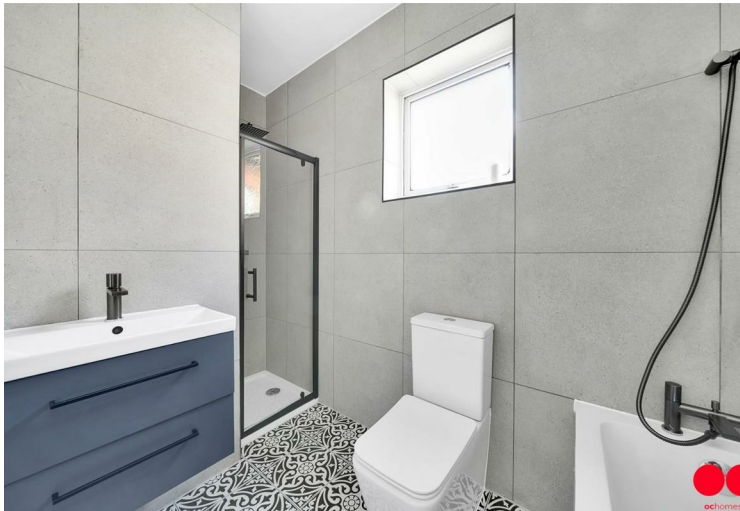
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	79

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

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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		
	72	82

England & Wales EU Directive 2002/91/EC

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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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