



## Langthorne Road, London, E11 4HR

Offers In Excess Of £325,000



**\*\*GROUND-FLOOR FLAT LOCATED WITHIN A SHORT WALK FROM LEYTON UNDERGROUND STATION - NEW 125 YEAR LEASE\*\***

OC Homes would like to offer this two bedroom, ground-floor flat, located in a prime location within Leyton. The property offers a spacious lounge, fitted kitchen, two bedrooms and a three piece bathroom suite.

Located just a short walk from Leyton Underground Station (Central Line), the flat offers excellent transport links to Stratford, Liverpool Street, and beyond. The area is home to various shops, restaurants, cafés, and green spaces, making it a popular choice for families and professionals.

Additional benefits include a new 125-year lease, gas central heating, and double-glazed windows.

LEASE: 125 YEARS FROM 2025 (Statutory Lease Extension (via Section 42 Notice Assignment))

SERVICE CHARGES: NIL

GROUND RENT: £200 pa

- NEW 125 YEAR LEASE (Statutory Lease Extension (via Section 42 Notice Assignment))
- GROUND-FLOOR FLAT
- TWO BEDROOMS
- WALKING DISTANCE TO LEYTON STATION
- NIL SERVICE CHARGE

### Viewing

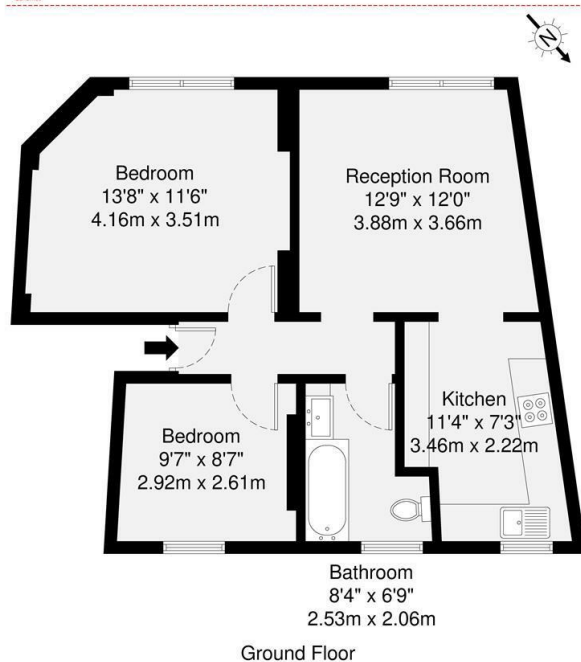
Please contact our OC Homes Leyton Office on 02085561212 if you wish to arrange a viewing appointment for this property or require further information.





Langthorne Road, Leytonstone, E11 53.1 sq m / 571 sq ft

GROSS INTERNAL AREA



GROSS INTERNAL AREA (GIA)  
The total area of the property  
53.1 sq m / 571 sq ft

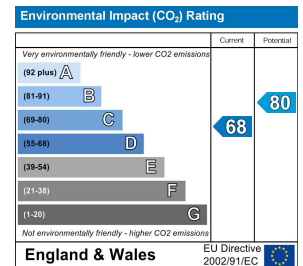
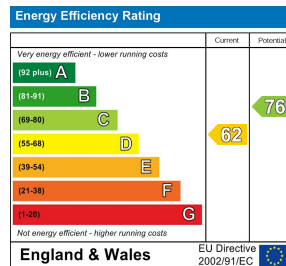
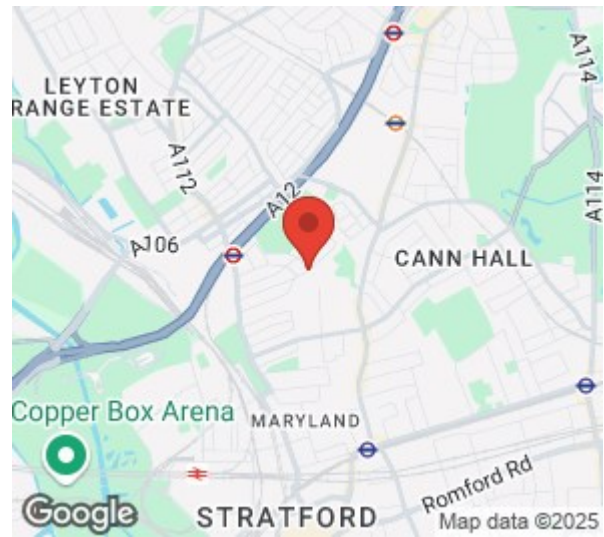
TOTAL STORAGE SPACE  
Storage area within the property  
0.0 sq m / 0.0 sq ft

EXTERNAL FEATURES  
Garden, Driveway, Terrace, Porch, etc.  
0.0 sq m / 0.0 sq ft

RESTRICTED HEAD HEIGHT  
Limited areas under 1.9m  
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



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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