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Lea Bridge Road, London, E10 7JS
By Auction £250,000

Kings Group Walthamstow are delighted to Welcome you to this charming property located on Lea Bridge Road in Leyton ! This delightful flat boasts a cozy reception room, two lovely bedrooms, and a well-maintained bathroom, offering a comfortable living space for you to call home.

Built in 1925, this property exudes character and charm, perfect for those who appreciate a touch of history in their living space. With 524 sq ft of space, there is ample room to relax and unwind in this inviting abode.

Conveniently situated in the heart of Lea Bridge Road, this property offers easy access to local shops and amenities, making daily errands a breeze. Additionally, being within walking distance to Lea Bridge Road Station, commuting to work or exploring the city couldn't be more convenient.

This chain-free property presents a fantastic opportunity for those looking to settle in a well-connected and vibrant area of London. Don't miss out on the chance to make this wonderful flat your new home sweet home!



Locality

The properties prized location gives access to an array of transportation options. Whether it's a short stroll to the Lea Bridge Road Station or a one mile walk to St James Street, the property offers an abundance of transport opportunities that can whisk you off to where ever to you need to go. Being set back from the hustle and bustle of Lea Bridge Road allows for a peaceful lifestyle as well as having easy access to the plethora of enterprising independent businesses located on Lea Bridge Road itself.

Tenure & Council Tax

Tenure: Leasehold
Lease length: 95 Years Remaining
Service Charge: £2,800 P/A
Ground Rent: £100 P/A
Council Tax Band: A
Annual Council Tax Estimate: £1,449

Hallway
3'1" x 21'9" (0.96 x 6.65)

Single radiator, carpeted flooring and smoke alarm.

Bathroom
4'3" x 5'2" (1.30 x 1.60)

Double glazed window, tiled walls and flooring, single radiator, extractor fan, panel enclosed bath with mixer tap and shower attachment, hand was basin with mixer tap.

Reception
11'1" x 14'1" (3.40 x 4.30)

Bedroom One
10'9" x 11'5" (3.30 x 3.50)

Double glazed window, textured ceiling, single radiator, carpeted flooring and power points.

Bedroom Two
6'6" x 14'1" (2.00 x 4.30)

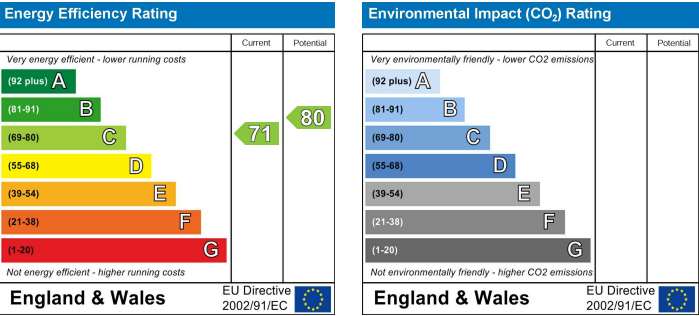
Double glazed window, textured ceiling, single radiator, carpeted flooring and power points.

Kitchen
6'10" x 9'6" (2.10 x 2.90)

Double glazed windows to front aspect and side aspect, single radiator, vinyl flooring, range of base & wall flat top marble effect work surfaces, integrated cooker with gas oven and hob, sink with drainer unit, space for fridge freezer, plumbing for washing machine, textured ceiling, power points and combination boiler.

WC
2'7" x 4'3" (0.79 x 1.30)

Tilled walls and flooring, single radiator, laminate flooring and low level flush w/c.

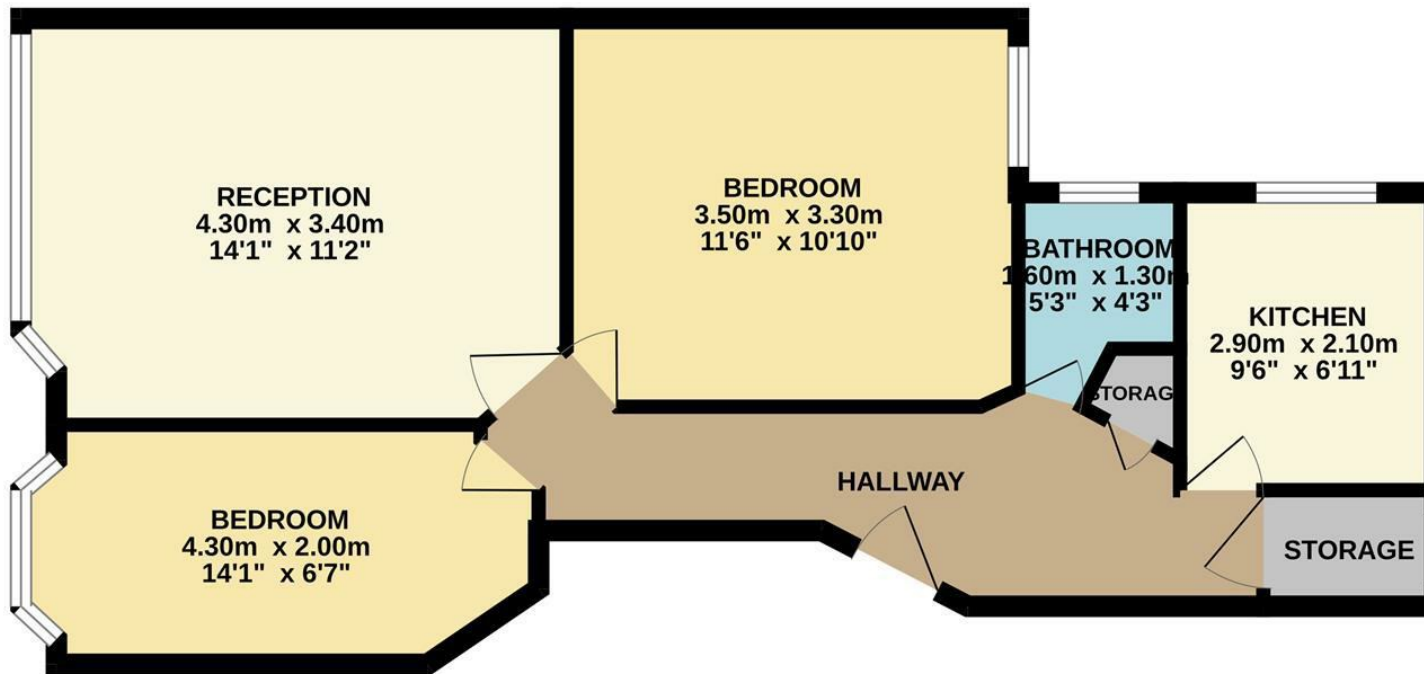






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MID FLOOR FLAT
52.5 sq.m. (565 sq.ft.) approx.



TOTAL FLOOR AREA : 52.5 sq.m. (565 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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