



Church Road Leyton E10 5JL

Beautifully Presented Two Bedroom Ground Floor Period Conversion Offers Over £450,000 L/H



Nestled on Church Road in London, this beautifully presented two-bedroom ground floor flat is a true gem. With its attractive brick fronted facade, this period conversion offers a charming blend of classic elegance and modern convenience. Upon entering, you will be greeted by stunning hardwood oak flooring arranged in a sophisticated herringbone style, which flows seamlessly throughout the property.

The flat boasts two spacious double bedrooms, with the master bedroom featuring a delightful skylight and double doors that open directly onto a generous 41-foot private rear garden. This outdoor space is perfect for enjoying sunny days.

One of the standout features of this property is the exquisite three-piece bathroom suite, which showcases brushed bronze fittings that add a touch of luxury. The shaker-style kitchen is equally impressive, complete with a skylight window that floods the space with natural light. It is equipped with integrated appliances, including an oven, microwave, warming drawer, dishwasher, and washer/dryer, making it a practical and stylish area for culinary enthusiasts.

Ideally situated, this flat is just a short walk from Leyton Jubilee Park, while the renowned Queen Elizabeth Olympic Park and Hackney are easily accessible, offering a wealth of recreational opportunities. This property is perfect for first-time buyers seeking a stylish and comfortable home in a vibrant location. With an extended lease upon completion, this flat is not just a place to live, but a wonderful opportunity to invest in your future.



Entrance Via
communal door to communal hall - door to:

Lounge



double glazed three splay sash bay window to front elevation - wall mounted radiator - power points - hardwood herringbone floor covering - door to:

Hallway
wall mounted radiator - power points - hardwood herringbone floor covering - doors to:

Bedroom 2



double glazed window to rear elevation - wall mounted radiator - power points - hardwood herringbone floor covering.

Hall



partially glazed door to rear garden - space for fridge/freezer - hardwood herringbone floor covering - opening to:

Kitchen



double glazed window to side elevation - skylight window - cupboard housing Main boiler - range of eye and base level units incorporating a Quartz worktop with sink, mixer taps and drainer - built in Bosch Oven and warmer drawer - integrated Lamona microwave - four point gas hob with extractor fan over - integrated dishwasher - integrated washer/dryer - tiled splash backs - wall mounted radiator - power points - hardwood herringbone floor covering - door to:

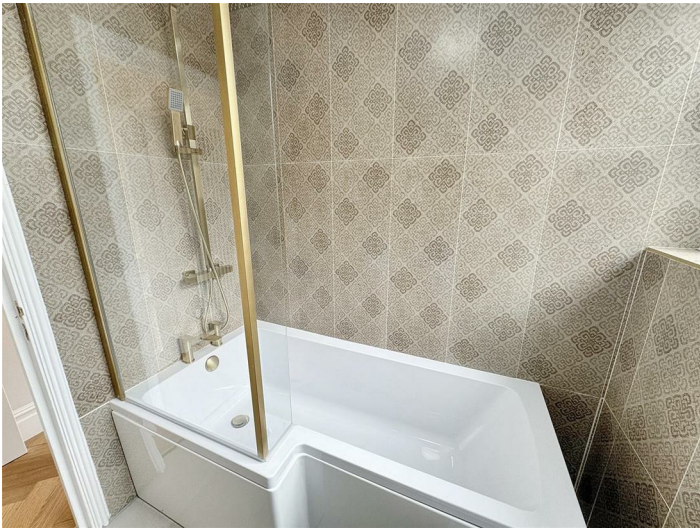


Hall
hardwood herringbone floor covering - doors to:

Bathroom



obscure double glazed window to side elevation - three piece suite comprising of a panel enclosed L-shaped bath with mixer taps to shower attachment - vanity sink unit - low flush w/c - tiled walls - heated towel rail - tiled floor covering.



Bedroom 1



skylight window - wall mounted radiator - power points - hardwood herringbone floor covering - double glazed double door to rear garden

Rear Garden
41'5" (12.64m)



partially shingled with remainder laid to lawn.



Additional Information:

The lease is being extended and will have 190 Years remaining upon completion. (current lease 99 years from 24 June 1987)
The current service charge is £499.00 per annum and is reviewed yearly.
The ground rent is £0.00. per annum.
Council Tax London Borough of Waltham Forest Band B.

Parking: On Street, a permit must be acquired from the local council.

An Ofcom online search shows that there is the following coverage via the following mobile networks:

EE: Indoor voice and data coverage likely. Outdoor voice and data coverage likely.
Three: Indoor voice and data coverage likely. Outdoor voice and data coverage likely.
O2: Indoor voice and data coverage likely. Outdoor voice and data coverage likely.
Vodafone: Indoor voice and data coverage limited. Outdoor voice and data coverage likely.

An Ofcom Online search shows that standard, superfast and ultrafast broadband is available. (you may need to organise installation of an FTTP connection in order to achieve ultrafast speeds).

This checker shows the predicted broadband and mobile coverage availability and performance at your address. Please make your own enquiries prior to making an offer.

The property has mains electric, mains gas, mains water, mains sewerage and is heated via gas central heating.

The title register states the following:

There are excepted from the effect of registration all estates, rights, interests, powers and remedies arising upon, or by reason of, any dealing made in breach of the prohibition or restriction against dealings therewith inter vivos contained in the Lease. 4 (07.09.1998) The landlord's title is registered.
5 Unless otherwise mentioned the title includes any legal easements granted by the registered lease(s) but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

Please note: the figures and information quoted above have been provided by the seller and documentary proof is awaited.

Referral Services

David Daniels can recommend a conveyancer and an independent financial advisor for you if required. These recommendations come from companies that we have worked with and have found to be efficient and reliable.

David Daniels will receive a referral fee from the below companies should you take up the services, these are as follow and will not impact upon the quotes you are given:

Sweeney Miller Solicitors & Knight Richardson Solicitors £240.00 INC VAT.

Mortgage Referral to Clickmortgages.net : 50% of procurement fee paid by the lender to the financial advisor on completion of your mortgage.

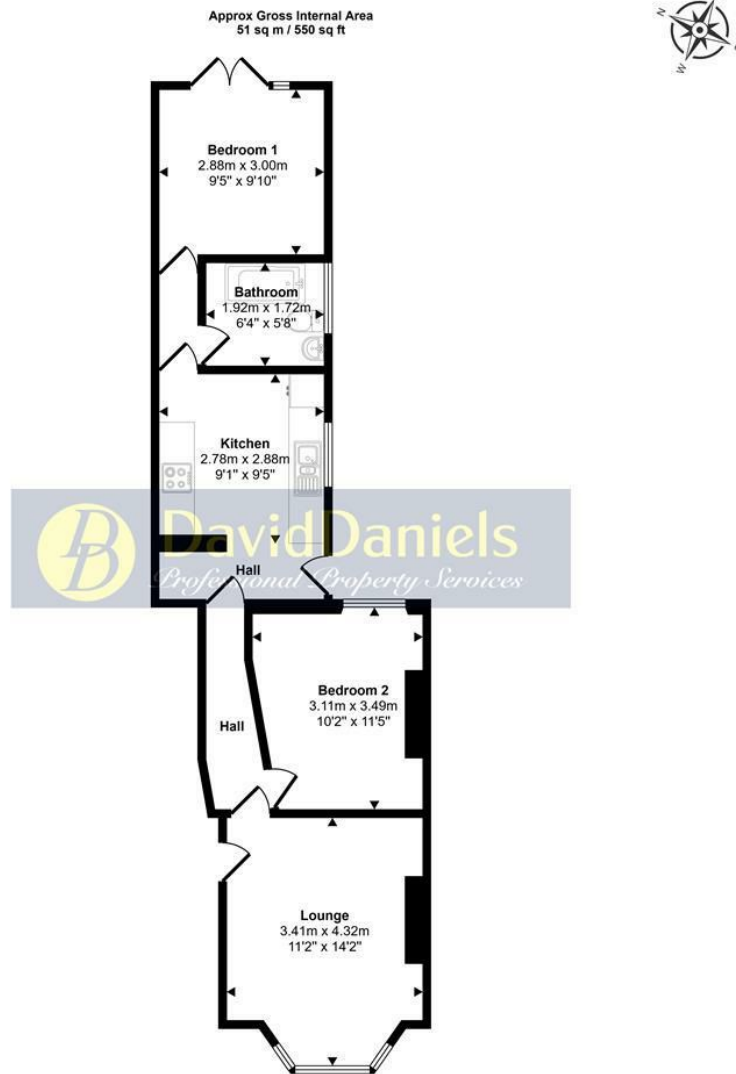
Please note that this arrangement does not affect the way in which David Daniels will act for you. Any advice given is completely independent.

Please get in touch should you require a quotation and we will be pleased to organise this for you.

Disclaimer

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

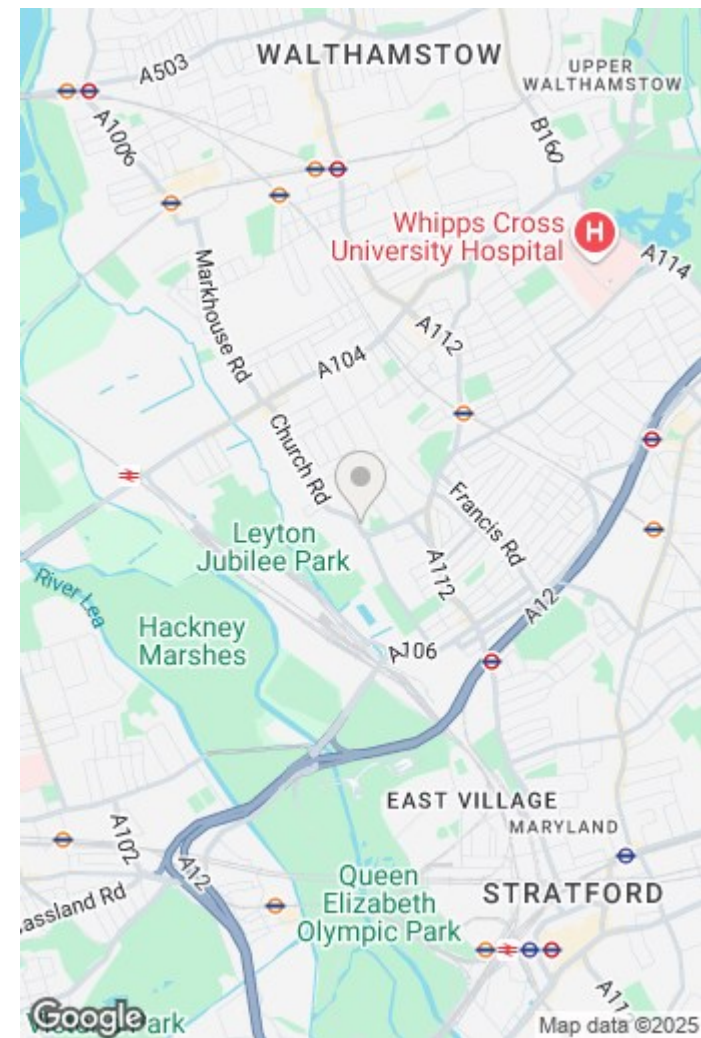




Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	