



Buckingham Road, Leyton, E10 5GS

Offers In Excess Of £300,000



**** SPACIOUS 1 BED APARTMENT OF 550 SQ FT WITHIN POPULAR DEVELOPMENT IN LEYTON. EXCELLENT TRANSPORT LINKS & AMENITIES - CHAIN FREE ****

OC Homes are delighted to offer to the sales market, this spacious one bed apartment in a modern development by Leyton Orient Football Ground. The property is ideally situated within walking distance to Leyton Underground Station (Central Line) and the sought after Francis Road, with its choice of boutique shops, bars and eateries. The property is to be sold chain free and is presented well throughout. It boasts lots of internal space and some transport great links with a host of local amenities and green spaces within walking distance.

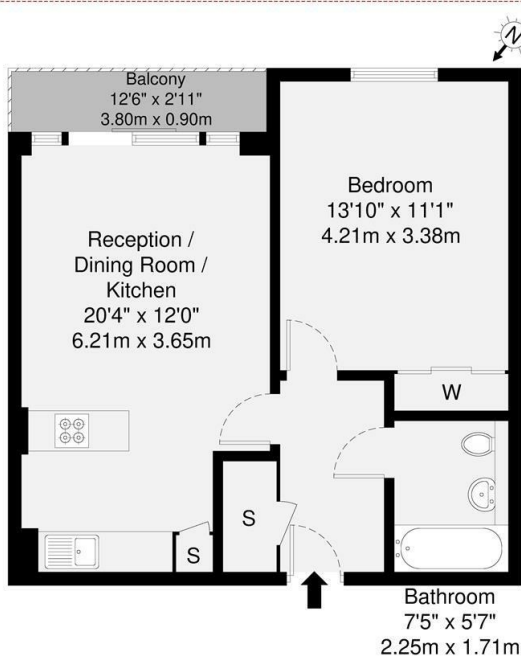
Accommodation comprises; entrance hallway, large open plan reception room with fitted kitchen, double bedrooms, modern three piece bathroom suite, and a good size south facing private balcony. The property boasts great sized living accommodation, offering the ideal first time purchase or secure buy to let investment.. This property is offered chain free and sure to attract a lot of interest. To arrange a must see viewing, please call the OC Homes Sales team now.

- WELL PRESENTED THROUGHOUT
- PRIVATE BALCONY
- SOUGHT AFTER LOCATION
- EXCELLENT TRANSPORT LINKS
- LOTS OF LOCAL AMENITIES
- 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.





Third Floor

GROSS INTERNAL AREA (GIA) The interior of this property	TOTAL STORAGE SPACE Storage and wardrobe floor area	EXTERNAL FEATURES Copper cladding, Terrace, Transoms etc.	RESTRICTED HEAD HEIGHT Living and area under 2.1m
49.2 sq m / 529 sq ft	3.5 sq m / 37 sq ft	3.4 sq m / 36 sq ft	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



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current
(92 plus) A	82
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Current
(92 plus) A	82
(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



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