



Murchison Road, Leyton, E10 6LT

Offers In Excess Of £375,000

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**** 2 BED GROUND FLOOR ABRAHAM'S FLAT OFF FRANCIS RD IN LEYTON - IDEAL RENOVATION PROJECT. ZERO SERVICE CHARGE & CHAIN FREE ****

*** VIRTUAL TOUR AVAILABLE ONLINE ***

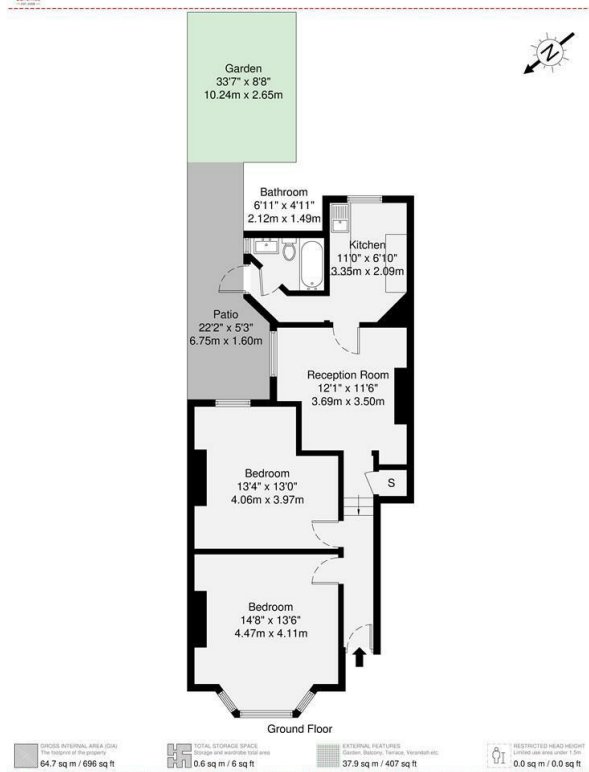
OC Homes are delighted to offer for sale, this two bedroom ground floor Abrahams flat with private garden in a sought after area off Francis Rd, Leyton, E10. The property is located in a sought after location, makes an ideal renovation project and is offered chain free with low maintenance costs (just ground rent of £150 per year).

Accommodation comprises; entrance hallway, two double bedrooms, reception room, kitchen, bathroom, and access to a private garden. Located within walking distance of both Leyton Tube (Central Line) and Leyton Midland Overground stations, the property boasts easy access in to the City and West End as well as a number of local amenities including shops, bars, and restaurants on the ever popular Francis Rd, and is a short walk to the green spaces of Sidmouth Park or Coronation Gardens. Offered to the market chain free, the property is ideal for the first timer buyer or buy to let investor. To arrange a viewing please call the OC Homes sales team.

- TWO BEDROOM GARDEN FLAT
- IDEAL FIRST TIME PURCHASE
- SOUGHT AFTER LOCATION
- NO SERVICE CHARGE TO PAY
- LOTS OF LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS
- PERFECT PROJECT HOME
- 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.

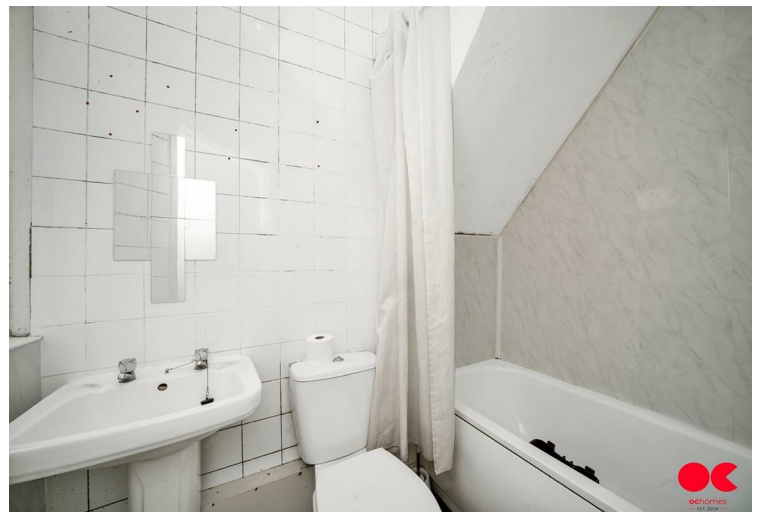


Energy Efficiency Rating

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		
Current: 73	Potential: 78	

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
82 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		
Current: 73	Potential: 78	



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