
542A
CHURCHILL
estates





Lea Bridge Road, Leyton

£500,000

Bedrooms: 3 | **Receptions:** 1 | **Bathrooms:** 4

Tenure: Share of Freehold

Floor Area: 1065.00 sq ft

Local Authority: Waltham Forest

Council Tax Band: C

- Lea Bridge Road location
- First Floor
- Split level Maisonette
- Share of Freehold
- Chain free
- Natutal light
- Potential to extend (stpp)









Situated along the vibrant Lea Bridge Road, this recently refurbished three bedroom split level maisonette perfectly combines period charm with modern living. Offering spacious accommodation, contemporary finishes and an abundance of natural light throughout, the property makes for an ideal home for families and professionals alike.

The property comprises three well proportioned bedrooms, each benefiting from its own en-suite bathroom, alongside generous living areas designed for comfortable modern living.

Further benefits include a share of freehold, potential to extend subject to the necessary planning permissions, (STPP) and the added advantage of being offered to the market on a chain-free basis.

Ideally positioned to enjoy the area's thriving selection of independent cafés, shops and local amenities, the property is also conveniently located just 0.2 miles from Leyton Manor Park, 0.9 miles from Walthamstow Central Station, offering access to the Victoria line and excellent connections into Central London, and approximately 1 mile from Lea Bridge Station.

An excellent opportunity to acquire a beautifully refurbished period home, combining Victorian character with modern living in a popular and well-connected East London location.
















Mart





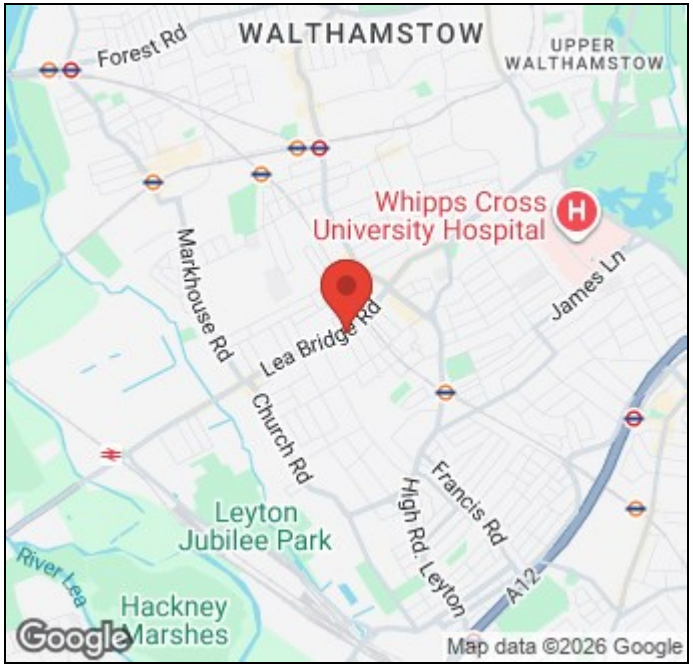




TOTAL FLOOR AREA : 1065 sq.ft. (99.0 sq.m.) approx.

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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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To view call **0208 503 6060**

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