

Thornhill Road, Leyton, London, E10

Offers In Excess Of £475,000

FOR SALE

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Leasehold

- First Floor Victorian Conversion Flat
- 2 Bedrooms
- Own Entrance
- Double Glazed
- Gas Central Heating
- Leyton Tube Station: 0.5 mile
- EPC Rating: C (74)
- Council Tax Band: B
- On Road Residents Permit Parking
- Internal: 723.3 Sq Ft (67.2 Sq M)

A two-bedroom first-floor Victorian conversion measuring over 720 sq ft comprises a ground-floor entrance, separate reception room, two bedrooms, a separate kitchen, and a family bathroom. The flat benefits from double glazing and gas central heating throughout.

The accommodation starts on the ground floor with a private front door leading upstairs to a central landing. The reception room sits to the front alongside the second bedroom. The principal bedroom is located towards the rear. At the back of the property is a separate kitchen, which leads through to a three-piece family bathroom.

Thornhill Road is located 0.3 miles from Francis Road and Leyton Jubilee Park. Leyton Station (Central Line) and Leyton Midland Road Overground Station are both 0.5 miles away. Local shops and amenities are situated within 0.2 miles, and Westfield Stratford City is 1.8 miles from the property.

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DIMENSIONS

Reception Room
14'3 x 12'6 (4.34m x 3.81m)

Kitchen
14'6 x 9'3 (4.42m x 2.82m)

Bedroom
14'4 x 9'8 (4.37m x 2.95m)

Bedroom
10'6 x 6'8 (3.20m x 2.03m)

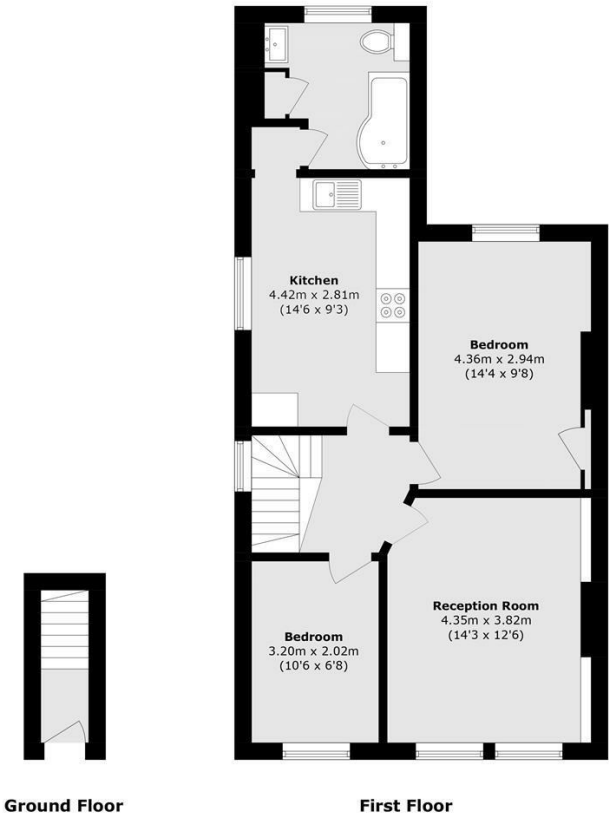
Bathroom

On Road Residents Permit Parking

Additional Information:

Disclaimer:
We endeavour to ensure that our particulars are as accurate and reliable as possible; however, they do not constitute or form part of any offer or contract and should not be relied upon as statements or representations of fact. All measurements are approximate and provided as a guide only. Any systems, services, or appliances referred to have not been tested by us, and we are therefore unable to verify or guarantee their working condition. All photographs and floorplans are provided for guidance only. Tenants are advised to verify details relating to planning permissions, building regulations, and any works carried out at the property with their solicitor or conveyancer, as well as tenure and lease information where applicable.

FLOORPLAN



Total area (approx.): 67.2 sq. m (723.3 sq. ft)

EPC RATING

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

LOCATION

