



# High Road Leyton, Leyton, London, E10

Offers In Excess Of £375,000

**FOR SALE**

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Leasehold

- Purpose Built Modern Second Floor Flat
- One Double Bedroom
- Gas Central Heating
- Open Plan Lounge/Kitchen/Diner
- High Performance Glazed Windows
- Leyton Midland Road Station: 0.2 mile walk
- Private Balcony & Communal Roof Terrace
- EPC Rating: B
- Council Tax Band: B
- Internal: 704 Sq Ft (65 sq m)

A stylish and modern one bedroom apartment in a boutique 3 year old development of nine owner occupied units, situated on the vibrant Leyton High Road. Ideally located a stone's throw away from the recently refurbished Leyton Midland Road overground station, complete with brand new air conditioned trains and interchange access to the Victoria line. The apartment benefits from both a private balcony and a communal roof terrace, meaning there is never an excuse not to relax outside on a warm summer's evening and watch the sun go down.

On the ground floor of the development you will find a 24/7 gym boasting the latest fitness equipment, recently updated over the summer to provide a Covid safe environment to work out. Residents of the development also benefit from discounted rates at the gym.

This beautifully presented property boasts 704 square feet of internal space to complement the balcony and roof terrace. All of the rooms are well proportioned too, making this a comfortable and practical home. The main room is the open plan kitchen/diner/lounge featuring super white quartz worktops with modern integrated appliances including a built-in dishwasher and fridge freezer. This space has large, full height windows along one wall, ensuring plenty of natural light, and sleek, modern fitted kitchen cabinets along another. There is ample space here to cook, entertain or simply relax – the choice is yours.

The bedroom is a solid king size double, with plenty of room for free standing storage, whilst the bathroom continues the stylish finishes here, with a three piece suite including rainfall shower over the tub.

Outside space is offered by that private balcony and the communal roof terrace. The former has room for table and chairs for that morning coffee, whilst the latter is the perfect spot to fire up the BBQ when entertaining friends. There is a large bike storage room complete with cycle racks to store your bikes after a busy day of exploring East London.

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## DIMENSIONS

### In The Owners Words...

I have spent 5 very happy years in Eva Apartments. People always comment on how spacious the flat is and the huge windows let in lots of light - with the morning sun falling on the balcony - which is always a nice spot to start the day. With only 9 units in the block, I know all of my neighbours and everyone is so friendly and helpful if any of us ever need anything. We also have a great communal roof terrace where we catch up for drinks when the sun is shining. The local transport is great - Leyton Midland Road station is over the road and it's a 5 minute journey to Blackhorse Road for the Victoria line. Leyton station is also just a 15 minute walk for the central line. I love the local area, with a brewery literally over the road for drinks and with a delicious new sushi restaurant. Francis Road is nearby and has lots of shops and places to eat and drink and then Walthamstow Village only a 15 minute walk away. There is also so much green space nearby and I regularly walk to Wanstead Flats and Hackney Marshes which then gives access to all the great places in canal side Hackney Wick.

### Dimensions:

#### Communal Entrance

Via communal front door leading into:

#### Communal Hallway

Access to all floors & flat.

#### Entrance

Via flat entrance door leading into:

#### Open Plan Lounge/Kitchen/Diner

25'2 x 22'1 (7.67m x 6.73m)

Door to balcony.

#### Bedroom

16'4 x 10'2 (4.98m x 3.10m)

#### Bathroom

7'1 x 5'9 (2.16m x 1.75m)

#### Balcony

7'7 x 5'9 (2.31m x 1.75m)

#### Communal Rooftop Terrace

### Additional Information:

Lease Term: 150 years from 26 September 2016

Lease Remaining: 143 years remaining

Ground Rent: £350 per annum.

Service Charge: £1,800 per annum

Local Authority: London Borough Of Waltham Forest

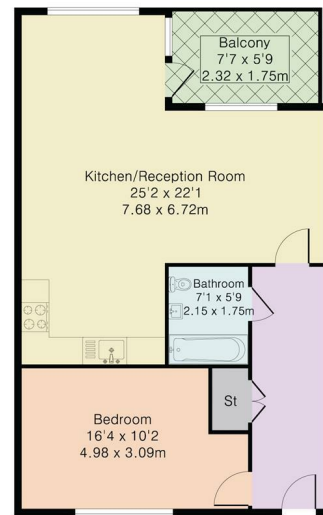
Council Tax Band: B

### Disclaimer:

The information provided about this property does not constitute or form part of any offer or contract, nor may it be relied upon as representations or statements of fact. All measurements are approximate and should be used as a guide only. Any systems, services or appliances listed herein have not been tested by us and therefore we cannot verify or guarantee they are in working order. Details of planning and building regulations for any works carried out on the property should be specifically verified by the purchasers' conveyancer or solicitor, as should tenure/lease information (where appropriate).

## FLOORPLAN

Approximate Gross Internal Area 704 sq ft – 65 sq m



Second Floor

## EPC RATING

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## LOCATION



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