



ROOKERY COURT, E10

£275,000

Beautifully presented one-bedroom apartment in Rookery Court, offering approximately 500 sqft of well-arranged internal space filled with natural light.

- Concierge Service
- Transport Links
- Balcony
- Service Charge: £2,468pa
- Ground Rent: £375pa
- Lease Length: 240 years



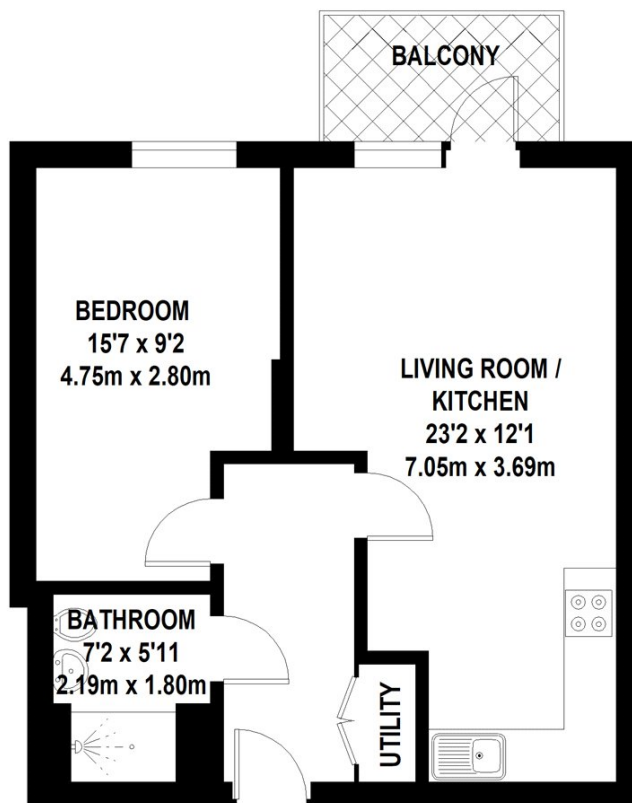
ABOUT THE HOME

The property features a fully equipped open-plan kitchen and living area, a generous double bedroom, a stylish family bathroom, good storage, and a private balcony. Nestled in the heart of E10, the location offers effortless connectivity via Leyton Underground (Central line) and the A12, placing the City and West End within easy reach. Leyton Mills Retail Park brings premier shopping right to your doorstep. A rare blend of urban convenience and lifestyle appeal, ideal for first-time buyers or investors alike.

Ideally located just 0.3mi to Leyton Station with excellent transport links straight into the city.







TOTAL APPROX. FLOOR AREA 503 SQ.FT. (46.77 SQ.M)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of door, 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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36 Millharbour, London, E14

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Sales: 020 3668 1033

Lettings: 020 3668 1030

Energy Rating: B. We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.