



CHURCHILL
estates



Whitney Road, Leyton

Offers In Excess Of
£285,000

Tenure: Leasehold

Floor Area: 527.00 sq ft

Local Authority: Waltham Forest

Council Tax Band: B

Bedrooms : 1

Receptions : 1

Bathrooms : 1



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Situated on Whitney Road, in the heart of Leyton, this well-presented one bedroom first floor flat offers over 500 sq ft of well-proportioned living space, along with loft space offering potential for extension, subject to the necessary planning permissions and consents (STPP).

The property is ideally positioned on a vibrant yet quiet tree lined residential street, just a short stroll from Lea Bridge Road, renowned for its excellent selection of independent cafés, restaurants, local shops and amenities.

Further benefits include a generous lease of approximately 900 years, double glazed windows and excellent transport links. Leyton Midland Road station, served by the Suffragette line, is approximately 0.6 miles away, providing convenient connections across the area. The property is also within walking distance or a short bus ride of Walthamstow, Leyton and Stratford, offering access to a wider range of bus, Tube and train services.

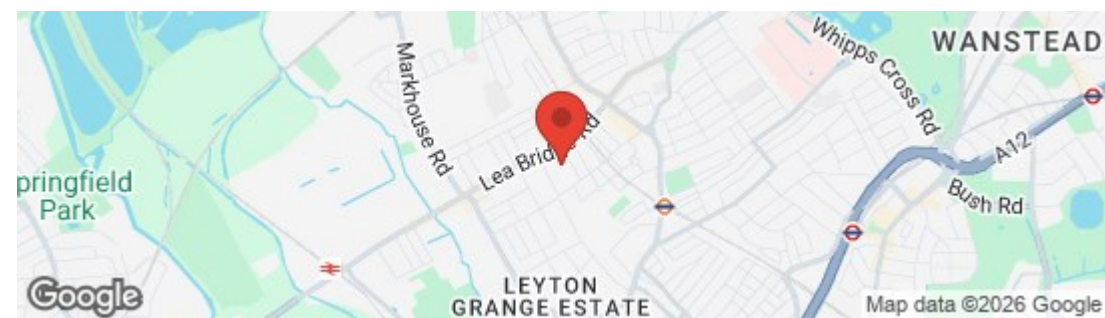
For shopping and leisure, the popular Westfield Stratford City shopping centre is conveniently located nearby, while Whipps Cross Hospital is easily accessible by a short bus ride. The green open spaces of Leyton Manor Park are also just a short stroll away, and the property benefits from being situated within a desirable school catchment area, making it an attractive option for a range of buyers.

Combining a sought after Leyton location with well presented accommodation, valuable loft space with potential to extend (STPP) and an exceptionally long lease, this property represents an excellent opportunity for first time buyers looking to get onto the property ladder or investors seeking to expand their portfolio.





- One Bedroom Flat
- 0.6 Miles To Leyton Midland Station
- Immaculately Presented
- Ample Size Living Room
- Tree Lined Street
- First Floor
- Double Glazing
- Long Lease
- Ideal for First Time Buyers and Investeors



FIRST FLOOR
527 sq.ft. (49.0 sq.m.) approx.



TOTAL FLOOR AREA : 527 sq.ft. (49.0 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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To view call **0208 503 6060**

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