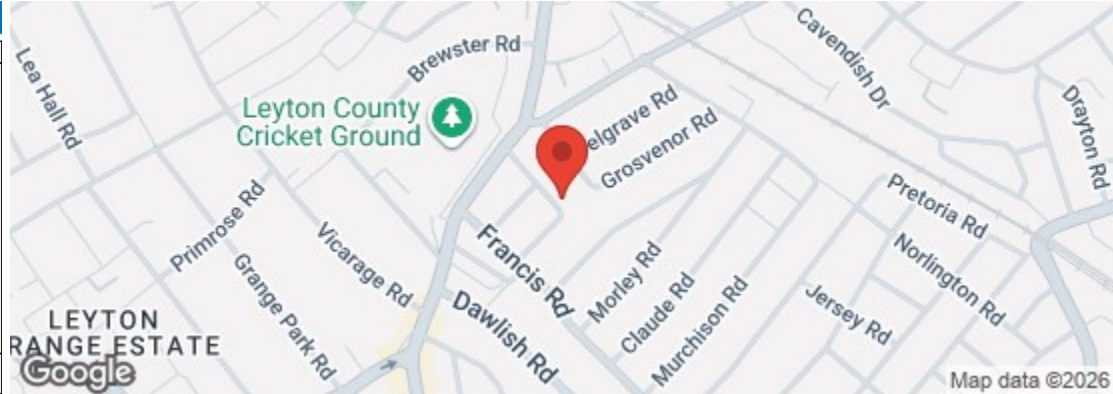
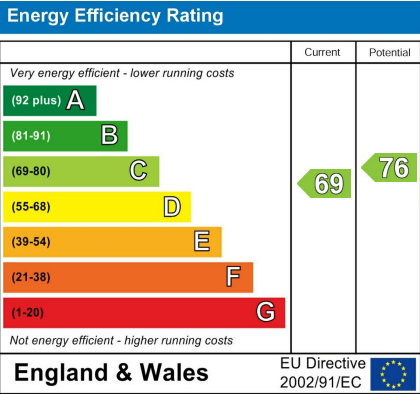


TOTAL FLOOR AREA: 717 sq.ft. (66.6 sq.m.) approx.  
We have made every effort to ensure the accuracy of the figures contained here. Measurements of plots, windows, doors and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for general guidance only and should be used as a guide to the prospective purchaser. The purchaser is advised to obtain their own measurements and to verify the accuracy of the information provided. The purchaser is advised to obtain their own measurements and to verify the accuracy of the information provided.

Council: Waltham Forest | Council Tax Band: B | Floor Area: 773.00 sq ft



The Agent has not tested any apparatus ,equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.  
References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.

**CHURCHILL**  
estates



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Brunswick Road, Leyton, E10 6RS  
Guide Price £475,000 Leasehold

Bedrooms: 2 | Reception Rooms: 1 | Bathrooms: 1



Request a Viewing: **0208 503 6060** Email: **walthamstow@wearechurchills.co.uk**



Offered chain free, this beautifully refurbished Abraham built ground floor flat presents a rare opportunity to own a piece of local history in one of East London's most vibrant and sought after neighbourhood.

The property features two generous double bedrooms and a private garden, making it ideal for both homeowners and investors alike.

Situated on a quiet residential road within a thriving community, the flat is within walking distance of the independent shops, cafés, and pubs of Francis Road and Leyton Village.

Excellent transport links are nearby, including easy access to the Suffragette Line (Barking to Gospel Oak) and a direct bus route to Stratford and Westfield Stratford City.

For leisure and outdoor enjoyment, Leyton County Cricket Club, Coronation Gardens, and Abbots Park are all located within 0.6 miles of the property.

