

YELLANDS

est 1950

FOR SALE



1 Bedroom



1 Bathroom



425 sqft

EPC
Rating C

WITHAM COURT

Thant Close, Leyton, E10 5PJ

Guide Price £210,000

Call us: 020 8491 8080

**IMPORTANT – IMAGE DISCLAIMER**

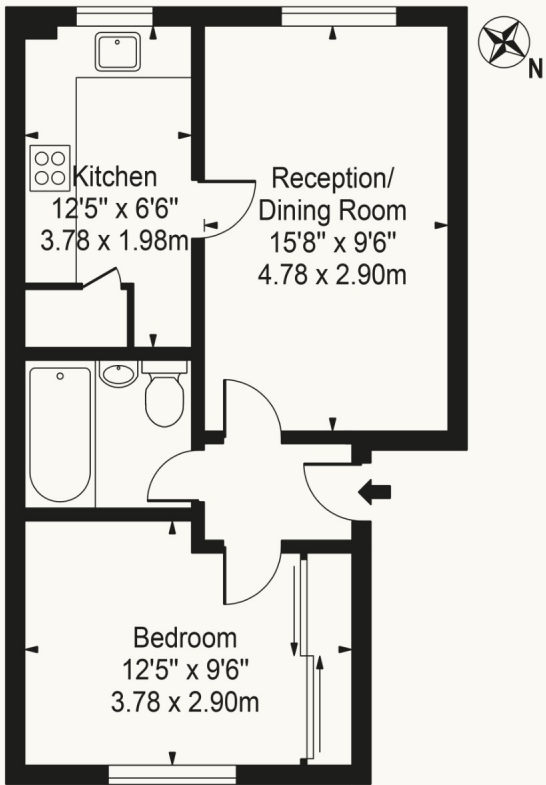
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The Story of WITHAM COURT

Set within an established residential development in Leyton, this well-proportioned one-bedroom apartment offers comfortable living in a convenient East London location, ideal for first-time buyers, professionals or investors.

The accommodation comprises a spacious reception room with plenty of natural light, a separate fitted kitchen with ample cupboard and worktop space, a generous double bedroom with fitted mirrored wardrobes, and a bathroom with a shower over the bath.

Outside, residents can enjoy well-maintained communal gardens, providing a welcome green space within the development.



First Floor

First Floor

Approx. Gross Internal Area
425 sq ft / 39.48 sq m

For illustration purposes only –
not to scale.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		72C	81B

Conveniently positioned for Leyton, Stratford and the wider East London area, the property benefits from access to local shops, cafés, green spaces and transport connections, including Leyton Underground Station and Stratford’s extensive shopping and leisure facilities.

Offering practical accommodation and excellent potential to personalise, this apartment presents an attractive opportunity for buyers seeking a home or investment in an increasingly popular part of East London.

Early viewing is recommended.

Key Information

- Spacious One-Bedroom Apartment
- Bright Reception Room & Separate Fitted Kitchen
- Generous Double Bedroom with Fitted Wardrobes
- Established Residential Development with Communal Gardens
- Convenient Leyton E10 Location with Access to Stratford & Transport Links
- Leasehold – 961 Years Remaining
- Service Charge: TBC
- EPC Rating C
- Council Tax Band B (Waltham Forest)