



TOTAL FLOOR AREA: 815 sq ft (75.7 sq m) approx.  
We warrant every effort has been made to ensure the accuracy of the figures contained herein. Measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should not be used as a basis for any legal proceedings. The seller, agent and any other person involved in the sale of the property make no warranty or representation as to the accuracy or completeness of the information provided. The agent is not responsible for any errors or omissions in this plan.

Council: Waltham Forest | Council Tax Band: B | Floor Area: 815.00 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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.

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Crawley Road, Leyton, E10 6RJ  
Offers In Excess Of £400,000 Leasehold

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



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





Situate Crawley Road, this delightful 815 sq ft. First-Floor Flat, having a 181 year unexpired lease, offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat in a vibrant area.

The property features a spacious reception room with feature wall, that serves as the heart of the home. This inviting space is perfect for relaxation or entertaining guests, providing ample room for furnishings and personal touches. There is a fitted kitchen, in addition there is a well-appointed bathroom, as well as the two bedrooms which are designed to provide a restful atmosphere, each offering a tranquil space to unwind after a long day. Natural light floods through the windows, creating a warm and inviting environment throughout the flat.

Located in Leyton, this property benefits from excellent transport links via Leyton Midland Station (Suffragette Line), making it easy to access central London and beyond. Leyton Village (Francis Road) is just a stroll away, offering a variety of local amenities, ensuring that all your daily needs, as well as eateries and bars are within easy reach. In addition the property is adjacent to Leyton Sports Ground (Formerly headquarters and main home match venue of Essex County Cricket Club from 1886 until 1933), as well as being accessible to Leyton Orient Brisbane Road Ground for those Footie Fans.

This first-floor flat on Crawley Road presents a wonderful opportunity for those looking to establish themselves in a lively community while enjoying the comforts of home. With its appealing layout and prime location, this property is not to be missed.

TENURE: Leasehold  
LEASE 215 Years from 25/03/1991  
LEASE REMAINING: 181 Years  
GROUND RENT: Nil  
SERVICE CHARGE: £630 per annum  
EPC RATING: C 69  
LOCAL AUTHORITY: Waltham Forest  
COUNCIL TAX BAND: B