



## Lea Bridge Road, Leyton, London, E10

Offers In Excess Of £375,000

Leasehold

- Victorian first floor conversion flat
- 2 bedrooms
- Double glazing
- Gas central heating
- Kitchen/diner
- EPC rating: D (56)
- Council tax band: B
- On street residents permit parking
- Chain-free
- Internal: 711 sq ft (66 sq m)

**FOR SALE**

1 1 2

This bright and spacious Victorian two-bedroom first floor conversion flat is a fantastic opportunity for anyone looking to make a home in Leyton. With neutral decor and laminate flooring throughout, it's a blank canvas ready for you to put your own stamp on. Plus, it's chain-free, making for a smoother, quicker purchase.

As you enter, the reception room is located at the front of the flat, bathed in natural light from the large bay window. The smaller of the two bedrooms is also situated here.

Moving through the property, you'll find the primary bedroom in the middle of the flat, offering plenty of built-in storage. The bathroom features floor-to-ceiling tiling, a three-piece suite, and a shower over the tub.

Towards the rear of the home is the heart of the flat, a modern kitchen-diner. This space is equipped with contemporary appliances and provides ample room for a dining table, perfect for eating and entertaining.

Situated on the vibrant Lea Bridge Road, you're just a short stroll from the vast, green open spaces of Hackney Marshes. The area is a hub of activity, with an array of local spots for eating and drinking. Don't miss the popular Patchworks, home to both Blondies Brewery and Oscars Pizza.

Excellent transport links are right on your doorstep, with numerous bus routes on Lea Bridge Road providing easy access into central London and beyond. This flat offers a fantastic blend of peaceful green space and lively urban living.

Shall we take a look?

# Lea Bridge Road, Leyton, London, E10

## DIMENSIONS

### Communal Entrance

Via communal front door leading into:

### Communal Hallway

Door to flat.

### Entrance

Via flat entrance door leading into:

### Entrance Hallway

Staircase leading to first floor.

### First Floor Landing

Door to all rooms.

### Reception Room

14'2 x 9'9 (4.32m x 2.97m)

### Kitchen/diner

16'3 x 10'5 (4.95m x 3.18m)

### Bedroom One

11'11 x 11'4 (3.63m x 3.45m)

### Bedroom Two

11'11 x 7'3 (3.63m x 2.21m)

### Bathroom

6'5 x 6'1 (1.96m x 1.85m)

### On street residents permit parking

### Additional Information:

Lease Term: 189 years from August 1997 (We have been advised by our client that this new lease will be granted upon completion.

Lease remaining: 161 years remaining.

Ground Rent: £0 - N/A per annum

Service Charge: £0 per annum.

Local Authority: London Borough Of Waltham Forest  
Council Tax Band: B

### Disclaimer:

We endeavour to ensure that our particulars are as accurate and reliable as possible; however, they do not constitute or form part of any offer or contract and should not be relied upon as statements or representations of fact. All measurements are approximate and provided as a guide only. Any systems, services, or appliances referred to have not been tested by us, and we are therefore unable to verify or guarantee their working condition. All photographs, floorplans and video tours are provided for guidance only. Tenants are advised to verify details relating to planning permissions, building regulations, and any works carried out at the property with their solicitor or conveyancer, as well as tenure and lease information where applicable.

## FLOORPLAN

### Approximate Gross Internal Area 711 sq ft - 66 sq m

Ground Floor Area 44 sq ft - 4 sq m  
First Floor Area 667 sq ft - 62 sq m



Ground Floor

First Floor

### PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensure the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



## EPC RATING

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	56	65
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

## LOCATION



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