



## Beaumont Road, Leyton, London, E10

Offers In Excess Of £325,000

**FOR SALE**

 1  1  2

Leasehold

- First floor split-level purpose-built flat
- 2 Bedrooms
- Double glazing & gas central heating
- Leyton Midland Road station: 0.3 mile
- Separate WC
- Council tax band: B
- 15'6 x 4'6 Balcony & storage/shed
- Communal gardens
- Chain-free
- Internal: 783 sq ft (73 sq m)

A spacious two double bedroom, split level flat on Beaumont Road.

This property is located on the top two floors (second and third) of a low-level block. Being purpose built, all of the rooms are practical in terms of position and size. On the lower floor sits the kitchen, reception room and WC, whilst upstairs you'll find the two bedrooms (both solid doubles) and the bathroom. Outside there is a private balcony to the rear, accessed from the reception room. On the ground floor, outside the block itself, you'll find a private storage locker/shed - very handy for bikes, prams etc.

The flat is situated close to the border where Leyton meets Walthamstow. Wander one way and you'll find Abbots Park, with its tennis courts and gardens. Leyton Midland station is a few minutes further along the High Road, as are the bars and cafes of Francis Road. Wander the other way and you're in Walthamstow, with the Village within easy walking distance.

Shall we take a look...?

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## DIMENSIONS

### Communal Entrance

Via communal entrance door leading into:

### Communal Hallway

Staircase leading to flat.

### Entrance

Via own flat entrance door leading into:

### Entrance Hallway

Staircase leading to first floor. Door to reception room, kitchen & wc.

### W C

### Reception Room

15'5 x 12'2 (4.70m x 3.71m)  
Doors to balcony

### Kitchen

13'10 x 9'2 (4.22m x 2.79m)

### First Floor Landing

Door to all rooms.

### Bedroom One

15'5 x 10'8 (4.70m x 3.25m)

### Bedroom Two

10'10 x 9'2 (3.30m x 2.79m)

### Bathroom

6'4 x 5'10 (1.93m x 1.78m)

### Balcony

15'6 x 4'6 (4.72m x 1.37m)

### Communal Gardens

### Storage/Shed

### Additional information:

Lease Term: 125 years from 29.9.1988

Lease Remaining: 87 years remaining

Ground Rent: £10 - Per annum

Service Charge: £1,178.76 - Per annum charged monthly at £98.23.

Local Authority: London Borough Of Waltham Forest

Council Tax Band: B

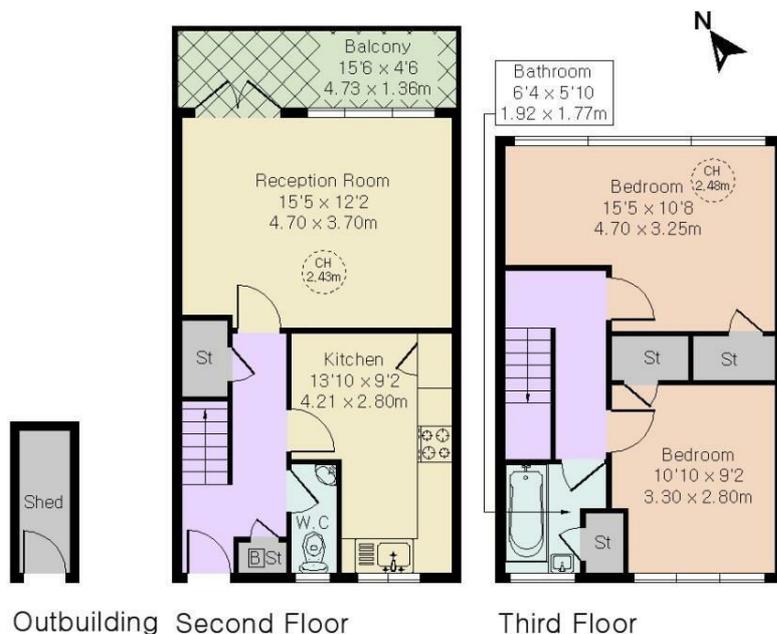
EPC rating: C (73)

### Disclaimer:

We endeavour to make our sales particulars accurate and reliable as possible, however, they do not constitute or form part of any offer or contract, nor may it be relied upon as representations or statements of fact. All measurements are approximate and should be used as a guide only. Any systems, services or appliances listed herein have not been tested by us and therefore we cannot verify or guarantee they are in working order. Details of planning and building regulations for any works carried out on the property should be specifically verified by the purchasers' conveyancer or solicitor, as should tenure/lease information (where appropriate).

## FLOORPLAN

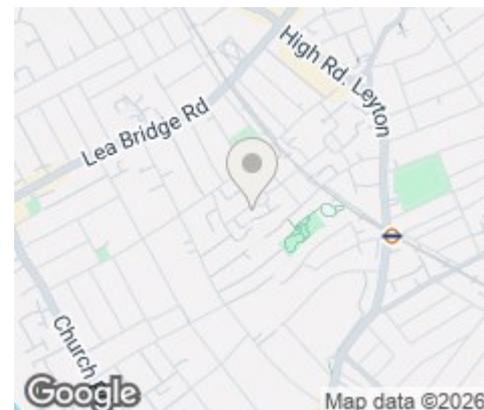
**Approximate Gross Internal Area 783 sq ft - 73 sq m**  
**Second Floor Area 404 sq ft - 38 sq m**  
**Third Floor Area 379 sq ft - 35 sq m**



## EPC RATING

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>	73	79
(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	

## LOCATION



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