



## High Road Leyton, Leyton, E10 6RA

### Offers In Excess Of £500,000



**\*\* SUPERB 3 BED 2 BATH APARTMENT OF CIRCA 1100 SQ FT WITH LARGE PRIVATE BALCONY BY LEYTON MIDLAND STATION \*\***

OC Homes are delighted to offer for sale this spacious three bedroom apartment with private balcony, on the first floor of this modern development in Leyton. The accommodation comprises; entrance hallway, bright and airy contemporary reception area with open plan fitted modern kitchen (with integrated appliances), three double bedrooms (one with en-suite shower room), modern three piece bathroom suite, and a great size private balcony with space for table and chairs. This property is finished to a high standard and being just a few years old, the development is well presented and maintained.

The property has a long lease of circa 119 year and is positioned ideally on Leyton High Road across the road from Leyton Midland Station, as well as the sought after Francis Road with all of it's local amenities, including restaurants, bars and boutique shops. This property offers a rare opportunity to acquire a great size apartment with a wonderful layout in a modern development close to a choice of local amenities. To arrange a must see viewing, please call the OC Homes sales team now.

- THREE BED TWO BATH APARTMENT
- SPACIOUS PRIVATE BALCONY
- FIRST FLOOR
- MODERN DEVELOPMENT
- CIRCA 1100 SQ FT
- LOCATED BY LEYTON MIDLAND STATION
- LOTS OF LOCAL AMENITIES
- SOUGHT AFTER LOCATION

#### Viewing

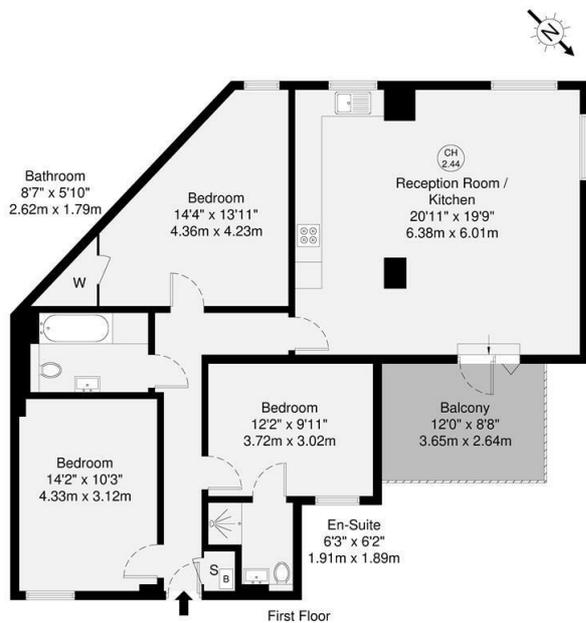
Please contact our OC Homes Leyton Office on 02085561212 if you wish to arrange a viewing appointment for this property or require further information.





Ashby House, E10

GROSS INTERNAL AREA  
101.3 sq m / 1090 sq ft



GROSS INTERNAL AREA (GIA)  
The interior of this property  
101.3 sq m / 1090 sq ft

TOTAL STORAGE SPACE  
Storage and wardrobe (not GIA)  
1.8 sq m / 19 sq ft

EXTERNAL FEATURES  
Garden, Terrace, Transoms etc.  
9.6 sq m / 103 sq ft

RESTRICTED HEAD HEIGHT  
Limited on area under 2.0m  
0.0 sq m / 0.0 sq ft

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison  
VUE



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	92	92
(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		

England & Wales EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>	90	90
(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 environmentally friendly - higher CO <sub>2</sub> emissions		

England & Wales EU Directive 2002/91/EC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



320 High Road Leyton, Leyton, London, E10 5PW  
t. 02085561212 | e. hello@ochomes.co.uk  
w. oneclickhomes.co.uk