



CHURCHILL
estates



Forest Road, Leytonstone,
E11 1LD

£350,000

Tenure : Leasehold

Floor Area : 904.17 sq ft

Local Authority : Waltham Forest

Council Tax Band : C

Bedrooms : 2

Receptions : 1

Bathrooms : 1



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC





Churchill Estates are delighted to offer for sale this exceptionally spacious and bright two double bedroom first floor purpose-built apartment, including garage en-bloc, long lease of 936 years and no onward chain.

The property offers an excellent amount of living space for a two-bedroom apartment in the area and is particularly well suited to buyers looking for generous room sizes without compromising on convenience.

Internally the accommodation comprises a spacious entrance hall with entry phone system, a bright and generously proportioned reception room, a separate fitted kitchen, two excellent double bedrooms and a bathroom.

The overall layout provides well balanced living accommodation, with both bedrooms offering ample space for double beds and additional furniture.

Externally residents have access to a communal garden, while the property also benefits from a privately owned garage, providing secure parking and useful additional storage.

The property is offered with an impressive 936-year lease, making this an ideal opportunity for first time buyers and investors alike.

Located on Forest Road the property is conveniently positioned for Leytonstone's excellent range of local amenities, shops, cafes and restaurants, as well as being within easy reach of the area's transport links.

Leyton Midland Station is moments away and provides convenient connections into Central London and beyond, while the surrounding area offers a fantastic selection of parks and green spaces.

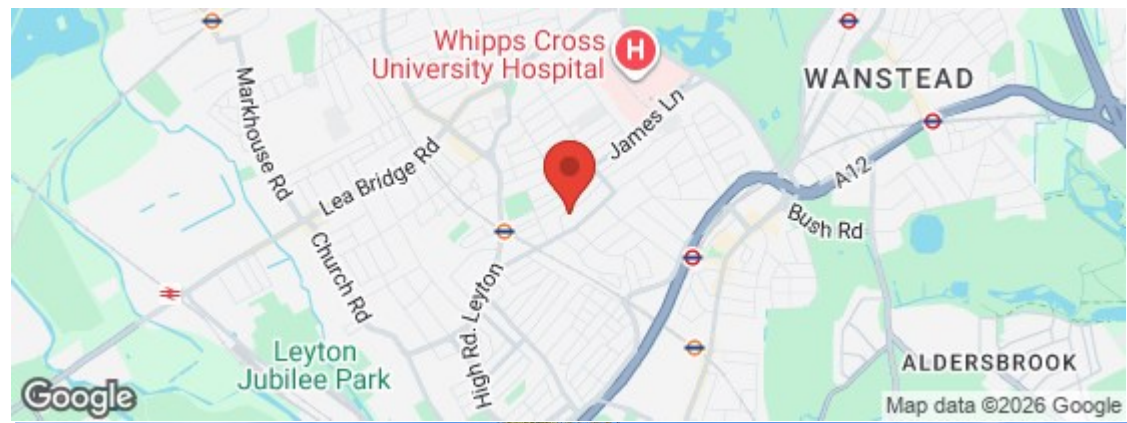
For more information or to arrange an appointment to view please contact the office at your earliest convenience to avoid disappointment.







- Two well proportioned double bedrooms
- Long lease of 936 years remaining
- Well maintained communal garden
- Garage en-bloc
- Double glazing & Gas central heating throughout
- Being sold with no onward chain
- First floor purpose built apartment
- Accommodation spanning in excess of 900sqft
- Moments from Leyton Midland Station
- Council Tax Band: C





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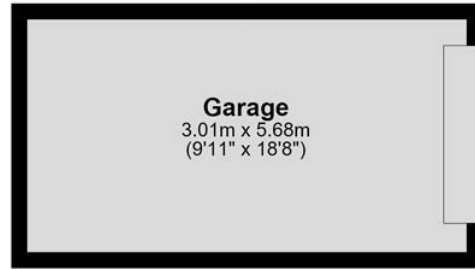
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Outbuilding

Approx. 17.1 sq. metres (184.4 sq. feet)



First Floor

Approx. 76.8 sq. metres (826.5 sq. feet)



Total area: approx. 93.9 sq. metres (1010.8 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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Briar Court

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To view call **020 8989 0011**

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