



Essex Road

Approximate Gross Internal Area
 Cellar = 8.7 sq m / 94 sq ft
 Ground Floor = 74.2 sq m / 799 sq ft
 Outbuilding = 9.4 sq m / 102 sq ft
 Total = 92.3 sq m / 995sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Directions

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**1 Bed
 Flat
 located in**



0 Essex Road

Leyton E10 6HP

Offers Over £410,000
Leasehold



ONE-BEDROOM LEASEHOLD FLAT --- NEW LEASE --- CHAIN FREE --- APPROX. 995 SQ FT TOTAL SPACE --- PRIVATE REAR GARDEN --- EXCELLENT TRANSPORT LINKS --- WELL-PRESENTED THROUGHOUT

OFFERS OVER £410,000

Offered to the market chain free with vacant possession, this spacious one-bedroom flat provides approximately 995 sq. ft. of versatile living accommodation and benefits from a new lease upon completion.

The property offers generous proportions throughout, with a bright and well-balanced layout ideally suited to both owner-occupiers and investors alike. A particular highlight is the impressive kitchen/dining area located to the rear of the property, creating an ideal space for both everyday living and entertaining.

Externally, the property enjoys a private rear garden complete with a tranquil koi pond and waterfall feature, creating a peaceful outdoor retreat. There is also a substantial detached outbuilding offering excellent storage, workshop space, or potential for a variety of uses subject to any necessary consents.



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

