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FIRST
FLOOR
FLAT

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Morieux Road, Leyton

Offers In Excess Of
£400,000

Tenure : Leasehold

Floor Area : 614.00 sq ft

Local Authority : LBWF

Council Tax Band : B

Bedrooms : 2

Receptions : 1

Bathrooms : 1

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	68	76
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Situated on the Morieux Road is this delightful upper maisonette offers a perfect blend of comfort and convenience. With two bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat close to the heart of the city.

The property offers a bright and spacious reception room with bay window, that serves as a versatile space for relaxation and entertainment. The room is filled with natural light, creating a warm and inviting atmosphere. The maisonette offers both modern bathroom and kitchen, ensuring that your daily routines are both comfortable and efficient.

Located in a vibrant neighbourhood, residents will enjoy easy access to local amenities, including shops, cafes, and Leyton Jubilee Park, all within a short distance. The excellent transport links nearby make commuting to central London and beyond a breeze, enhancing the appeal of this lovely home.

This upper maisonette on Morieux Road presents a wonderful opportunity for those looking to embrace London living in a charming and accessible setting. With its inviting spaces and prime location, it is a property not to be missed.







- Ex- Warner
- Clementina Estate
- Lounge with Bay Window
- Modern Bathroom
- Chain Free
- First Floor Maisonette
- Two Bedrooms
- Fitted Kitchen
- Own Share of Garden
- Close Jubilee Park





Welcome to Leyton Jubilee Park

*We hope you enjoy your visit
and please come back soon*

About

Historically part of Leyton Marshes and more recently known as Marsh Lane Fields, Leyton Jubilee Park is the largest Premier Park in Waltham Forest and a vitally important green space in this ever changing part of East London. The park is part of an extensive network of connected green spaces with easy access to the Queen Elizabeth Olympic Park, Hackney Marshes and the wider Lee Valley Regional Park.

Leyton Jubilee Park has something for everyone, with good access for walking and cycling and play spaces for all ages. A wide range of outdoor sports are provided for and you can also use the outdoor gym to keep healthy.

Space for recreation is balanced with places where you can enjoy nature, especially along the Dagenham Brook, the Woodland Walk and at Jubilee Wood. Visit the park cafe beside the main car park that also has meeting rooms and hosts community events.

Dos and Dont's



Dogs under control



Clear up dog waste



Use litter bins provided



No BBQs



Do not feed pigeons / animals



No motorbikes

Enquiries and out of hours Emergencies :
 ☎ 020 8498 3000
 ✉ wfdirect@walthamforest.gov.uk
 🌐 www.walthamforest.gov.uk



Map Key

- 📍 Cafe
- 🚰 Fountains
- 🚗 Car park
- 🚶 Pedestrian path
- 🎡 Playground
- 🏠 Adult and children's play
- 🏈 Football pitches
- 🏹 Archery
- 🏊 Swimming / multi use sports
- 🚪 Park entrance
- 🏪 Shops

Transport

- 🚇 Lea Bridge Station
- 🚇 Leyton Midland
- 🚇 Leyton Midland Overground
- 🚗 Cycle routes

FIRST FLOOR
614 sq.ft. (57.0 sq.m.) approx.



TOTAL FLOOR AREA : 614 sq.ft. (57.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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To view call **0208 503 6060**

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