



Warren Road, Leyton, E10 5PZ

Offers In Excess Of £450,000



**** TWO BED TWO BATH FIRST FLOOR FLAT WITH LOFT CONVERTED BY LEYTON STATION.
SHARE OF FREEHOLD WITH NO SERVICE CHARGE - CHAIN FREE ****

OC Homes are delighted to present to the sales market, this charming two bedroom apartment on the first floor and second floor of this period conversion between the High Road and popular Francis Road in Leyton, E10. The property comes with a share of freehold with no service charge or ground rent to pay, is well finished throughout and is ideal for those looking for a flat with potential to add value, moments from the Tube in a sought after location.

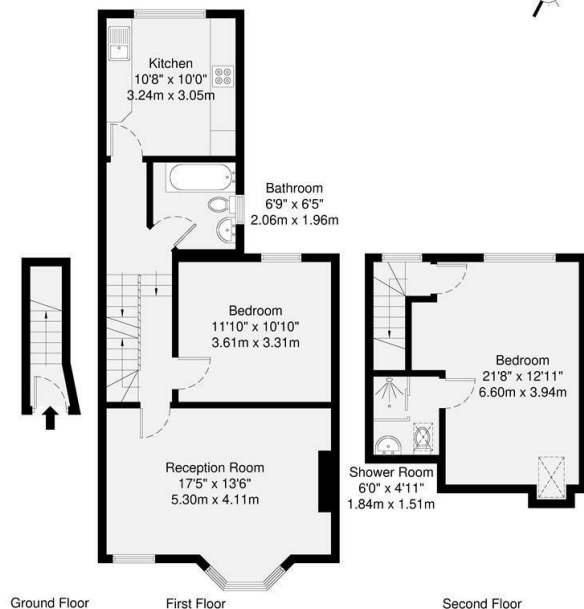
Accommodation comprises; first floor - a bright and spacious reception room, double bedroom, kitchen / diner, and three piece bathroom suite with stairs up to the converted loft space which houses a large double bedroom with en-suite shower room. The property is a first floor period conversion and is located by a number of local amenities on High Road Leyton and Francis Road including shops, bars and restaurants and is walking distance to Leyton Tube Station (Central Line). With no service charge or ground rent as well as the bonus of having a share of the freehold, this property is sure to attract a lot of interest. To arrange a viewing please call the OC Homes sales team now.

- SPLIT LEVEL TWO BED TWO BATH CONVERSION
- SHARE OF FREEHOLD
- NO SERVICE CHARGE OR GROUND RENT TO PAY
- EXCELLENT TRANSPORT LINKS
- LOTS OF LOCAL AMENITIES
- CHAIN FREE

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.





GROSS INTERNAL AREA (GIA)
The total area of the property
82.2 sq m / 885 sq ft

TOTAL STORAGE SPACE
Storage and wardrobe space
0.0 sq m / 0.0 sq ft

EXTERNAL FEATURES
Garden, Balcony, Terrace, Transoms etc.
0.0 sq m / 0.0 sq ft

RESTRICTED HEAD HEIGHT
Limiting on area under 1.9m
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) 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		71	76
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		71	76
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.