



# High Road Leyton, Leyton, London, E10

## Offers In Excess Of £525,000

**FOR SALE**

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Leasehold

- Modern second floor Purpose built split-level flat
- 3 Double bedrooms
- Spacious Reception/Dining Room
- En-suite to master bedroom
- Leyton Midland Road Station: 0.2 mile
- Leyton Tube station: approx 15 minute walking distance
- EPC rating: B (90) & Council tax band: D
- x2 Balconies
- Chain-free
- Internal: 1280 sq ft (119 sq m)

This exceptional chain-free, split-level flat in a quiet, modern purpose-built block offers a unique, NY loft feel. As you step inside, you'll be greeted by high ceilings and beautiful walnut hardwood flooring that flows through the entire space. The open-plan reception, dining room, and kitchen are spacious and filled with natural light, featuring an island with a breakfast bar that is perfect for entertaining. The home is neutrally decorated throughout and truly turn-key ready. For added convenience, there's a shower room and WC on the lower level.

Upstairs, you'll find three generous double bedrooms. The master bedroom is a true sanctuary, with an en-suite shower room and spectacular views of the summer sunsets. The apartment has two private balconies to enjoy the sun throughout the day. The downstairs balcony, with its frosted glass for privacy, catches the morning and evening sun, while the upstairs balcony is perfect for midday and sunset views.

Nestled in a peaceful, friendly community just off High Road Leyton, this property is located away from the main road. The vibrant area has a strong grassroots atmosphere, featuring exciting local projects such as Brooks Farm and the Leyton Midland Collective. Additionally, new businesses are emerging under the nearby arches, including Leyton Calling, Swirl E10, Gravity Well, and the newly opened gelato store, Chunk Provisions. With Leyton Midland Road and Leyton stations just a short walk away, this apartment is a fantastic opportunity for anyone looking for a stylish, ready-to-move-in home in a vibrant part of London.

Shall we take a look?

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## DIMENSIONS

Open plan Lounge/diner/kitchen  
28'4 x 22'5 (8.64m x 6.83m)

Shower Room  
8'0 x 3'6 (2.44m x 1.07m)

First Floor Landing

Bedroom One  
14'11 x 10'0 (4.55m x 3.05m)

Bedroom Two  
13'3 x 10'0 (4.04m x 3.05m)

Bedroom Three  
12'5 x 8'3 (3.78m x 2.51m)

Ensuite  
7'9 x 4'11 (2.36m x 1.50m)

First Floor Bathroom  
7'9 x 6'11 (2.36m x 2.11m)

Balcony One  
14'1 x 7'7 (4.29m x 2.31m)

Balcony Two  
14'1 x 8'2 (4.29m x 2.49m)

### Additional Information:

Lease Term: 125 years from and including 1 January 2019

Lease remaining: 119 years remaining.

Ground Rent: £400 per annum.

Service Charge: £1,200 per annum.

Local Authority: London Borough Of Waltham Forest

Council Tax Band: D

### Disclaimer:

We endeavour to ensure that our sales particulars are as accurate and reliable as possible; however, they do not constitute or form part of any offer or contract and must not be relied upon as statements or representations of fact. All measurements are approximate and provided as a guide only. Any systems, services, or appliances referred to have not been tested by us, and we are therefore unable to verify or guarantee their working condition. All photographs, floorplans and video tours are provided for guidance only. Purchasers are advised that details relating to planning permissions, building regulations, and any works carried out at the property should be verified by their conveyancer or solicitor, as should the tenure and lease information (where applicable).

## FLOORPLAN

Approximate Gross Internal Area 1280 sq ft - 119 sq m



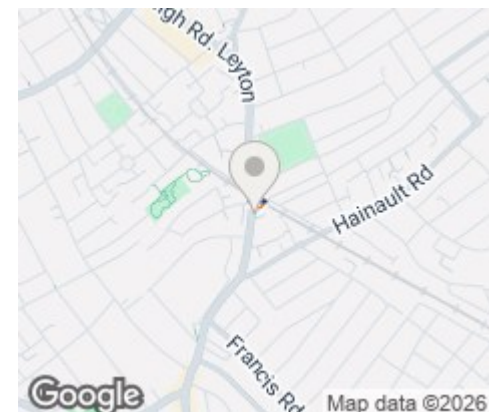
Floor plan produced in accordance with FICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



## EPC RATING

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## LOCATION



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