



**Warren Road Leyton E10 5PZ**

**2 Bedroom Split Level Flat Situated Within A Short Walk To Francis Road Offers Over £450,000 SOFH**



We are delighted to present this spacious two-bedroom split-level period conversion flat located on Warren Road in Leyton, E10. This charming property, measuring 816 square feet, is offered chain-free, making it an excellent opportunity for prospective buyers.

Upon entering the first floor, you will find a generous lounge . This level also features the family bathroom, a second bedroom, and a kitchen/diner. Ascending to the second floor, you will discover the master bedroom, which boasts an ensuite bathroom.

The flat is ideally situated just a short walk from Leyton station, which is served by the Central Line, providing easy access to central London. Additionally, Sidmouth Park and Coronation Gardens are nearby, offering lovely green spaces for leisurely strolls. The ever-popular Francis Road, known for its vibrant community and local amenities, is also within close proximity.

The seller is currently in the process of purchasing a share of the freehold, which is expected to be completed in line with the sale, providing peace of mind for the new owner. Please note that the images were taken prior to the current tenants' occupation, and some rooms have undergone redecoration since then.

This property presents a wonderful opportunity for those seeking a comfortable and conveniently located home in Leyton. We invite you to arrange a viewing to fully appreciate all that this delightful flat has to offer.



### Entrance Via

communal door to communal hallway - door to flat - stairs ascending to:

### Hallway

stairs ascending to second floor - radiator - carpet to remain - doors to:

### Lounge



double glazed three splay bay window to front elevation - double glazed window to front elevation - radiator - power points - carpet to remain.

### Bedroom 2



double glazed window to rear elevation - radiator - power points - carpet to remain.

### Bathroom



obscure double glazed window to side elevation - three piece suite comprising of a panel enclosed bath with mixer taps to shower attachment - pedestal wash basin - low flush w/c - tiled walls - radiator - tiled floor covering.

### Kitchen / Diner



double glazed window to rear elevation - wall mounted Ideal boiler - range of eye and base level units incorporating a sink with mixer taps and drainer - built in oven with four point gas hob and extractor fan over - space and plumbing for washing machine and dishwasher - space for fridge/freezer - tiled splash backs - power points - radiator - tiled floor covering.

### Second Floor Landing

double glazed window to rear elevation - carpet to remain - door to:

### Bedroom 1



skylight window to front elevation - double glazed window to rear elevation - radiator - power points - carpet to remain - door to:

### En Suite



skylight window to front elevation - extractor fan - three piece suite comprising of a shower cubicle - pedestal wash basin - low flush w/c - tiled walls - radiator - tiled floor covering.

**Additional Information:**

The property has a share of freehold and a lease attached with 80 years remaining (99 years from 24/06/2007).

The current service charge is £0.00 per annum and is reviewed yearly. The ground rent is £200.00 per annum. This will revert to £0.00 once the share of Freehold is acquired.

Council Tax London Borough of Waltham Forest Band B.

Parking: On Street, a permit must be acquired from the local council.

An Ofcom online search shows that there is the following coverage via the following mobile networks:

EE: There is a good chance of getting a connection good enough to support mobile services. You may be able to get limited indoor coverage.

Three: There is a good chance of getting a connection good enough to support mobile services. You may be able to get limited indoor coverage.

O2: There is a good chance of getting a connection good enough to support mobile services in a typical home, as well as outdoors.

Vodafone: There is a good chance of getting a connection good enough to support mobile services in a typical home, as well as outdoors.

An Ofcom Online search shows that standard, superfast and ultrafast broadband is available. (you may need to organise installation of an FTTP connection in order to achieve ultrafast speeds).

This checker shows the predicted broadband and mobile coverage availability and performance at your address. Please make your own enquiries prior to making an offer.

The property has mains electric, mains gas, mains water, mains sewerage and is heated via gas central heating.

The title register states the following:

(23.11.2007) A Conveyance of the freehold estate in the land in this title and other land dated 19 August 1931 made between (1) The Right Honourable Christian Arthur Fourth Earl Cowley (Vendor) (2) Thomas Smith Curtis and George Montague Griffith Wyatt (Trustees) and (3) Ernest Edward Button (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.

(23.11.2007) The land is subject to the following rights reserved by the Conveyance dated 19 August 1931 referred to above:-

" Except and always Reserving in fee simple unto the Vendor and his successors in title his and their assigns and the owner or owners occupier or occupiers for the time being of adjoining or neighbouring property now forming part of the .Cowley Settled Estates the free passage and running of water soil gas and electricity from such adjoining and neighbouring property through the channels drains and pipes of the premises hereby conveyed"

(23.11.2007) The following are details of the covenants contained in the Conveyance dated 19 August 1931 referred to in the Charges Register:- "The Purchaser to the intent and so as to bind (as far as practicable) the said hereditaments hereby assured into whosoever hands the same may come and so as to enure for the benefit and protection of the adjoining and neighbouring properties now forming part of the Cowley Settled Estates hereby covenants with the Vendor to observe and perform the said conditions and stipulations set out in the Second Schedule

hereunder written

The Second Schedule

(Conditions and Stipulations)

1. CHARACTER OF BUILDINGS:- (a) No building shall be erected on any part of the land hereby conveyed except one private dwellinghouse with requisite domestic offices of a class similar to the dwellinghouse at present on the said land. No part of any such dwellinghouse or of the offices thereto shall be erected or stand nearer to Warren Road aforesaid than the existing buildings (b) No hut shed or caravan or house on wheels to be used as a dwellinghouse and no swing roundabout or contrivance intended for public amusement shall be erected or placed or allowed to remain on the said land

2. EXCAVATIONS. No bricks or tiles shall be made nor any clay or lime burnt on the said land. No gravel sand clay or soil shall be removed from the said land except where required for building purposes thereon.

3. USER OF PREMISES. Neither the said premises nor any erection or building which may be erected thereon shall be used for the purpose of carrying on any trade or manufacture or business whatsoever nor for the purpose of exhibiting advertisements nor for any other purpose than for a private residence or as a private dwellinghouse nor shall any deposit be placed or anything done or be permitted on the said land which shall be noxious dangerous or offensive or a nuisance or annoyance to the neighbourhood or to the Vendor his successors in title or assigns or his or their tenants or to the owners or occupiers of adjoining or neighbouring property or which shall be in anywise injurious to the same

4. The Purchaser shall not be entitled to any right of light or air or other right which would interfere with the free use of adjoining or neighbouring property for building or other purposes."

Please note: the figures and information quoted above have been provided by the seller and documentary proof is awaited.

**Referral Services**

David Daniels can recommend a conveyancer and an independent financial advisor for you if required. These recommendations come from companies that we have worked with and have found to be efficient and reliable.

David Daniels will receive a referral fee from the below companies should you take up the services, these are as follow and will not impact upon the quotes you are given:

Sweeney Miller Solicitors & Knight Richardson Solicitors £240.00 INC VAT.

Mortgage Referral to Clickmortgages.net : 50% of procurement fee paid by the lender to the financial advisor on completion of your mortgage.

Please note that this arrangement does not affect the way in which David Daniels will act for you. Any advice given is completely independent.

Please get in touch should you require a quotation and we will be pleased to organise this for you.

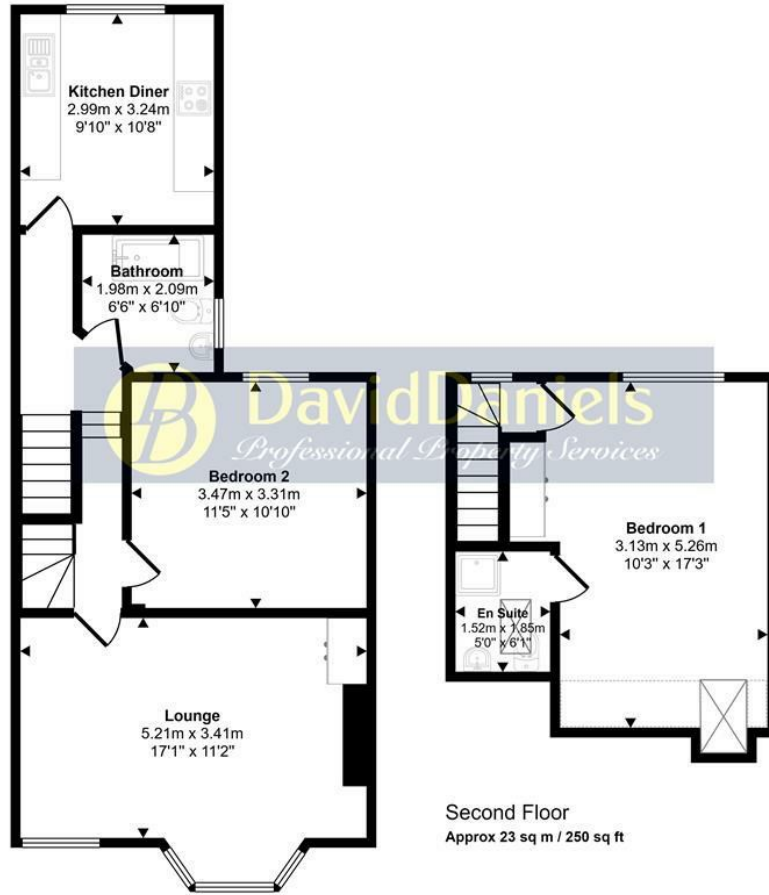
**Disclaimer**

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations.

All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.



Approx Gross Internal Area  
76 sq m / 816 sq ft

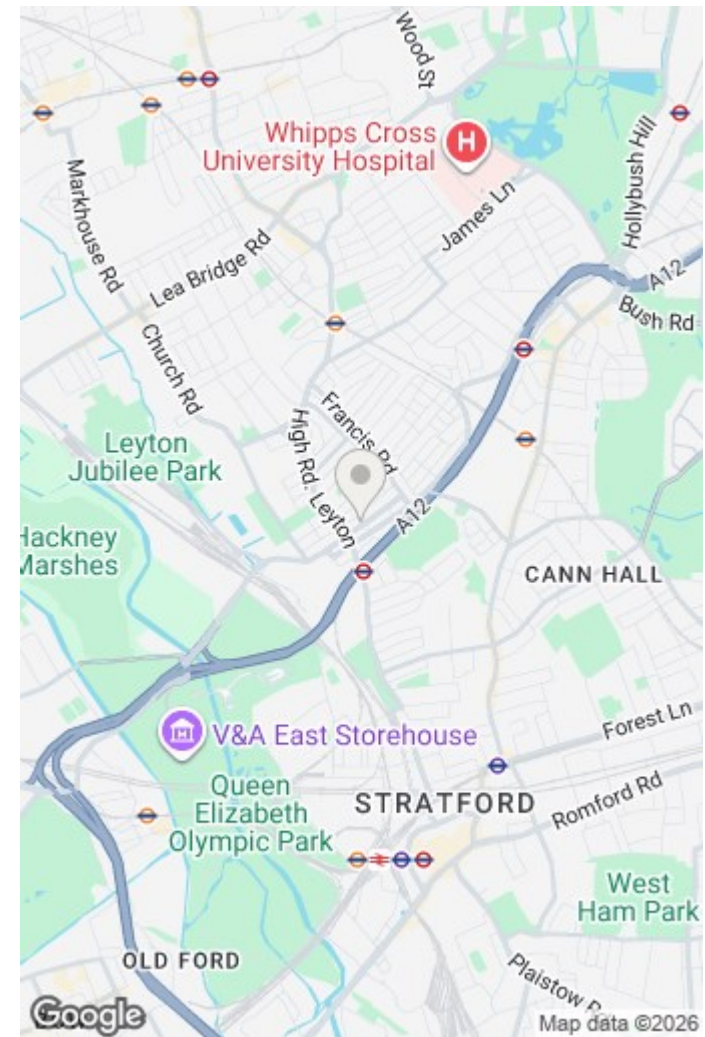


**First Floor**  
Approx 53 sq m / 566 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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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			
		71	76
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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