

Beaumont Road, Leyton, London, E10

Offers In Excess Of £325,000

Leasehold

FOR SALE

1 1 2

- First floor split-level purpose-built flat
- 2 Bedrooms
- Double glazing & gas central heating
- Leyton Midland Road station: 0.3 mile
- Separate WC
- Council tax band: B
- 15'6 x 4'6 Balcony & storage/shed
- Communal gardens
- Chain-free
- Internal: 783 sq ft (73 sq m)

A spacious two double bedroom, split level flat on Beaumont Road.

This property is located on the top two floors (second and third) of a low-level block. Being purpose built, all of the rooms are practical in terms of position and size. On the lower floor sits the kitchen, reception room and WC, whilst upstairs you'll find the two bedrooms (both solid doubles) and the bathroom. Outside there is a private balcony to the rear, accessed from the reception room. On the ground floor, outside the block itself, you'll find a private storage locker/shed - very handy for bikes, prams etc.

The flat is situated close to the border where Leyton meets Walthamstow. Wander one way and you'll find Abbotts Park, with its tennis courts and gardens. Leyton Midland station is a few minutes further along the High Road, as are the bars and cafes of Francis Road. Wander the other way and you're in Walthamstow, with the Village within easy walking distance.

Shall we take a look...?

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DIMENSIONS

WC

Reception Room
15'5 x 12'2 (4.70m x 3.71m)
Doors to balcony

Kitchen
13'10 x 9'2 (4.22m x 2.79m)

Bedroom One
15'5 x 10'8 (4.70m x 3.25m)

Bedroom Two
10'10 x 9'2 (3.30m x 2.79m)

Bathroom
6'4 x 5'10 (1.93m x 1.78m)

Balcony
15'6 x 4'6 (4.72m x 1.37m)

Communal Gardens

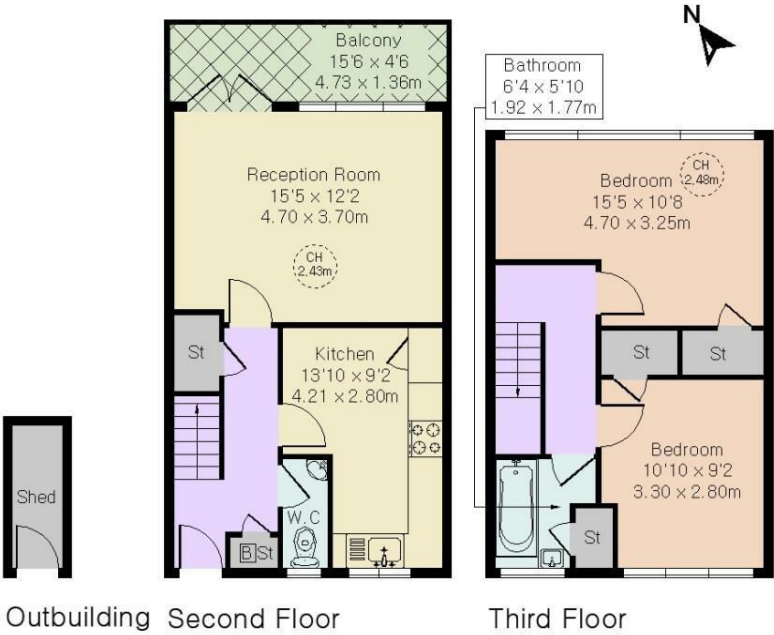
Storage/Shed

Additional information:
Lease Term: 125 years from 29.9.1988
Lease Remaining: 87 years remaining
Ground Rent: £10 - Per annum
Service Charge: £1,178.76 - Per annum charged monthly at £98.23.
Local Authority: London Borough Of Waltham Forest
Council Tax Band: B
EPC rating: C (73)

Disclaimer:
We endeavour to make our sales particulars accurate and reliable as possible, however, they do not constitute or form part of any offer or contract, nor may it be relied upon as representations or statements of fact. All measurements are approximate and should be used as a guide only. Any systems, services or appliances listed herein have not been tested by us and therefore we cannot verify or guarantee they are in working order. Details of planning and building regulations for any works carried out on the property should be specifically verified by the purchasers' conveyancer or solicitor, as should tenure/lease information (where appropriate).

FLOORPLAN

Approximate Gross Internal Area 783 sq ft - 73 sq m
Second Floor Area 404 sq ft - 38 sq m
Third Floor Area 379 sq ft - 35 sq m



EPC RATING

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		
	73	79
England & Wales		
EU Directive 2002/91/EC		

LOCATION

