





## Morley Road, Leyton, London, E10

Offers In Excess Of £500,000

**FOR SALE**

 1  2  2

Share of Freehold

- First floor Victorian conversion flat
- 2 Double bedrooms
- Split-level
- Double glazed
- Gas central heating
- Leyton Central line tube station: 0.8 mile
- Leyton Midland Road station: 0.5 mile
- Council tax band: B & EPC rating: C (71)
- On street residents permit parking
- Internal: 708 sq ft (65 sq m)

This two-bedroom, split-level flat is a beautifully presented Victorian conversion that balances period charm with contemporary finishes. Occupying the first and second floors, the home offers generous internal living space, beginning with a bright open-plan reception room and kitchen at the front of the property. This well-proportioned space is anchored by a large, shuttered bay window, complemented by an additional sash window that brings in plenty of natural light and highlights the parquet flooring. The kitchen area is stylish, with space for a dining table, making it suitable for both everyday living and entertaining.

Moving further through the first floor, you will find a family bathroom, finished with stone tiling that extends across the floor and halfway up the walls. Beyond the bathroom sits a well-proportioned double bedroom, positioned at the rear of the home for added privacy and complete with its own set of shutters.

Continuing upstairs to the second floor, you reach a spacious principal bedroom. This room benefits from twin Velux windows that create a bright, airy atmosphere, along with an additional window on the opposite side, further enhancing the natural light and sense of space. It also includes built-in storage and a private en-suite shower room.

Situated on a peaceful, tree-lined road, the location is as desirable as the interior, set within a friendly community just a short stroll from the renowned Francis Road. You are well placed to enjoy neighbourhood favourites such as Marmelo and Yardarm, while excellent transport links are close by. Leyton Midland Road station, with Overground services, is within easy walking distance, and the Central line at Leyton station is also nearby, connecting you to the City and beyond.

Shall we take a look?

# Morley Road, Leyton, London, E10

## DIMENSIONS

### Reception/Kitchen

18'4 x 15'0 (5.59m x 4.57m)

### Bedroom

9'10 x 9'1 (3.00m x 2.77m)

### Bathroom

9'2 x 5'7 (2.79m x 1.70m)

### Bedroom

17'5 x 15'0 (5.31m x 4.57m)

### Ensuite

5'5 x 4'7 (1.65m x 1.40m)

On street residents permit parking

### Additional Information:

Head Lease: 999 years from 2 September 2021

Head Lease Remaining: 994 years.

Ground Rent: Peppercorn £0 per annum

Service Charge: £0 N/A per annum

Local Authority: London Borough Of Waltham Forest

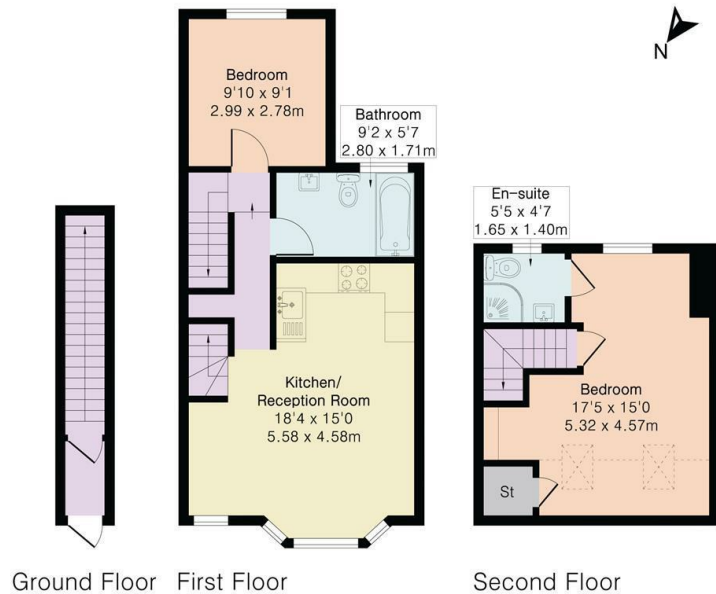
Council Tax Band: B

## FLOORPLAN

**Approximate Gross Internal Area 708 sq ft - 65 sq m**

First Floor Area 446 sq ft – 41 sq m

Second Floor Area 262 sq ft – 24 sq m



### Disclaimer:

We endeavour to ensure that our particulars are as accurate and reliable as possible; however, they do not constitute or form part of any offer or contract and should 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. Tenants are advised to verify details relating to planning permissions, building regulations, and any works carried out at the property with their solicitor or conveyancer, as well as tenure and lease information where applicable.



Floor plan produced in accordance with RICS 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		
	71	75
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## LOCATION



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