



## Oliver Road, Leyton, E10 5LE

### Offers In Excess Of £325,000



**\*\* SPACIOUS 2 BED APARTMENT OF 840 SQ FT WITHIN POPULAR DEVELOPMENT IN LEYTON. EXCELLENT TRANSPORT LINKS & AMENITIES - CHAIN FREE \*\***

OC Homes are delighted to offer to the sales market, this spacious two bed apartment in a modern development by Leyton Orient Football Ground. The property is ideally situated within walking distance to Leyton Underground Station (Central Line) and the sought after Francis Road, with its choice of boutique shops, bars and eateries. The property is to be sold chain free and is presented well throughout. It boasts lots of internal space and some transport great links with a host of local amenities and green spaces within walking distance.

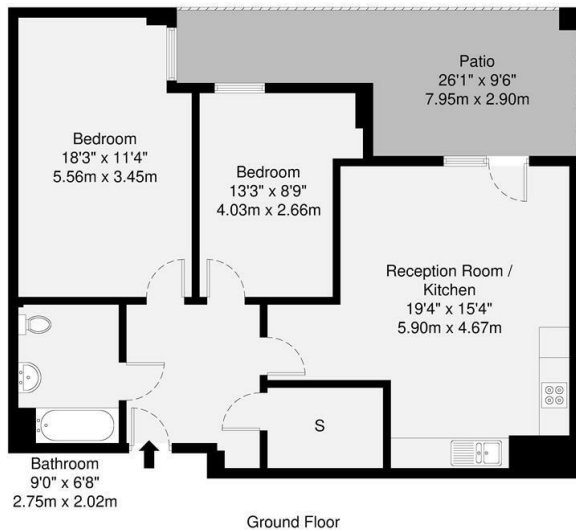
Accommodation comprises; entrance hallway, large open plan reception room with fitted kitchen, two double bedrooms, modern three piece bathroom suite, and a good size private terrace. The property boasts great sized living accommodation, offering the ideal first time purchase or secure buy to let investment.. This property is offered chain free and sure to attract a lot of interest. To arrange a must see viewing, please call the OC Homes Sales team now.

- LARGE TWO BED APARTMENT - 840 SQ FT
- IDEAL FIRST TIME PURCHASE
- PRIVATE TERRACE
- LOTS OF LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS
- 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  
78.1 sq m / 840 sq ft

TOTAL STORAGE SPACE  
Storage and wardrobe cupboards  
3.7 sq m / 39 sq ft

EXTERNAL FEATURES  
Garden, Balcony, Terrace, Driveway etc.  
23 sq m / 247 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                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs | Current                 | Potential |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (38-54) <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 |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions | Current                 | Potential |
| (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                                                |                         |           |
| (38-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | 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.