



**CHURCHILL**  
estates

# Cann Hall Road, Leytonstone

Guide Price £310,000

Tenure : Share of Freehold

Floor Area : 721.18 sq ft

Local Authority : Waltham Forest

Council Tax Band : B

Bedrooms : 2

Receptions : 1

Bathrooms : 1



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>75</b>	<b>77</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Churchill Estates are delighted to offer for sale this beautifully presented two-bedroom ground floor maisonette with a private courtyard garden.

Sold chain free and with the benefit of a share of freehold this property is an ideal purchase for first time buyers or investors alike.

The interior is neutrally decorated throughout and features stylish laminate flooring, creating a clean, contemporary feel and allowing a buyer to move straight in. The accommodation is centred around a bright and spacious open plan kitchen, dining and living area. With an internal cupboard providing useful additional storage.

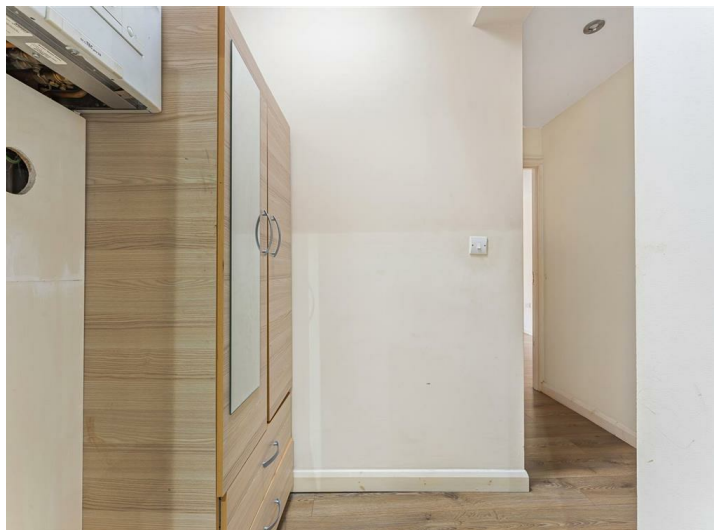
The property comprises two bedrooms, one double and one single. Along with a practical three piece family bathroom. To the rear there is a private, low-maintenance courtyard garden perfect for relaxing or entertaining.

Situated on the borders of Leytonstone and Forest Gate the location offers the best of both areas. Wanstead Flats are just a short walk away and the popular Lord Rookwood pub is virtually on your doorstep. The nearby railway arches on Winchelsea Road are home to a great selection of independent bars and eateries, including the much-loved Wild Goose Bakery.

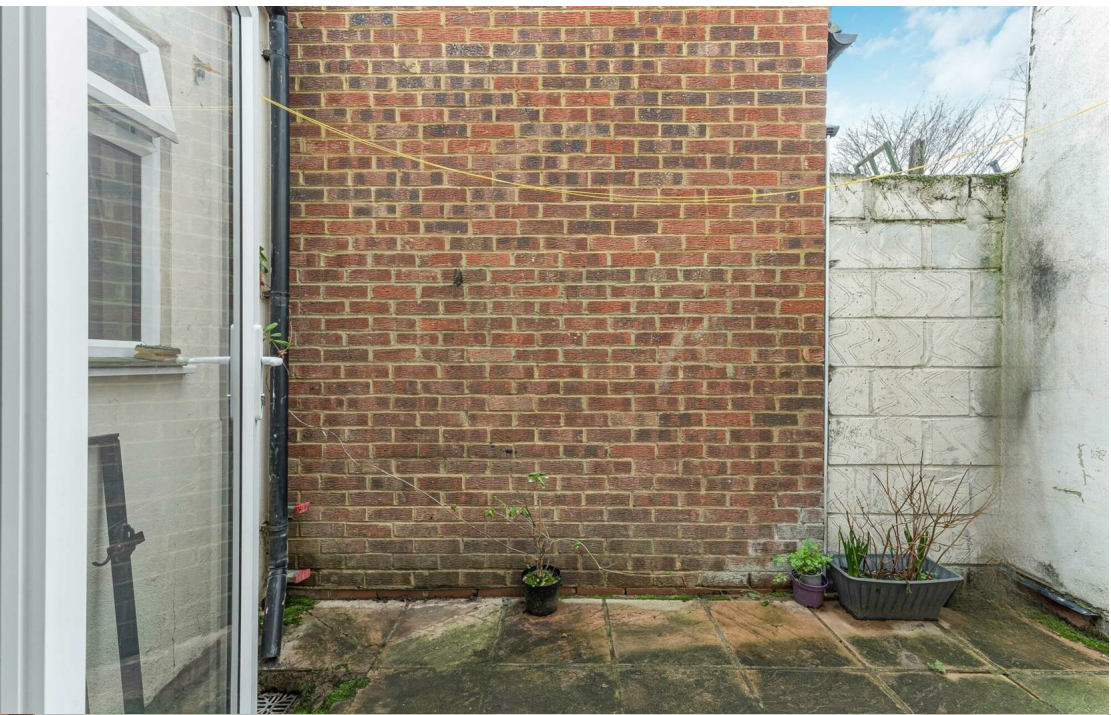
Transport links are excellent with Leytonstone Station (Central Line) 0.7 miles and Leyton Station (Central Line) 1 mile. Multiple bus routes, including the 58, 69, and 308 serve Cann Hall Road, while the nearby A12 and A406 provide convenient road access across London.

This property is an ideal choice for anyone seeking a stylish, ready to move in home in a vibrant location with excellent access to green spaces, local amenities and transport.

For further information or to arrange an appointment to view please contact the office at your earliest convenience to avoid disappointment.





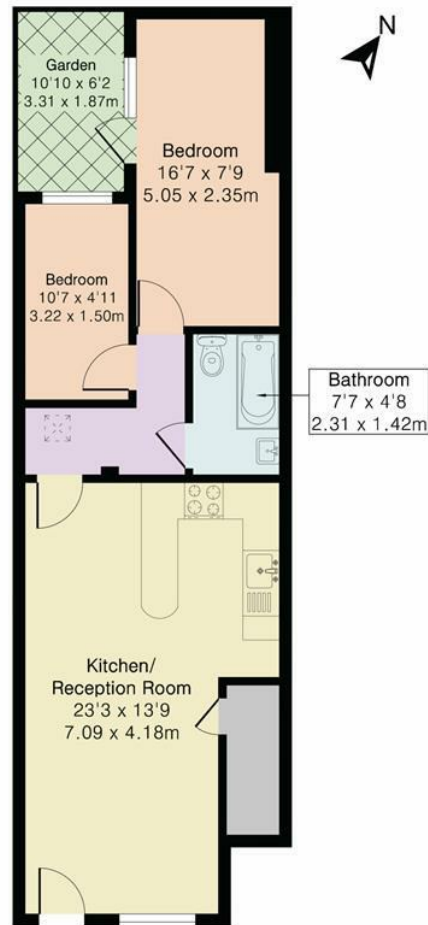


- Guide Price £310,000 - £320,000
- Being sold with no onward chain
- Private low maintenance courtyard garden to the rear
- Excellent location near Wanstead Flats
- Chain free ground floor two bedroom maisonette
- Share of freehold, ideal for first time buyers or investors
- Neutrally decorated interior with stylish laminate flooring
- Three piece modern family bathroom
- Close proximity to Leytonstone & Leyton Central Line stations





Approximate Gross Internal Area 588 sq ft - 55 sq m



Ground Floor



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.



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