





Morley Road, Leyton, London, E10

Offers In Excess Of £595,000

FOR SALE

 2  2  3

Share of Freehold

- First floor Victorian conversion flat
- 3 Bedrooms
- Double glazed & Gas central heating
- Close proximity to Francis Road amenities
- Quiet residential street
- Leyton Midland Road Overground station 0.2 mile
- EPC rating: D (63) & Council tax band: B
- Chain-free
- On street residents permit parking
- Internal: 1202 sq ft (111.7 sq m)

This exceptional chain-free Victorian conversion offers an expansive, multi-level layout that effortlessly rivals the space of a full-sized house. Presented as a pristine blank canvas with neutral decor and sleek light wood laminate flooring throughout, the property is a bright and welcoming invitation to put your own stamp on the space.

The first-floor layout is both incredibly generous and highly versatile. It is centred around a main reception room where two elegant sash windows draw in an abundance of natural light, flowing seamlessly into a sleek, modern kitchen. Directly adjacent sits a double bedroom, alongside a beautifully finished, floor-to-ceiling tiled bathroom. A separate, cosy third bedroom makes an ideal nursery or dedicated home office.

Upstairs, the masterfully executed loft conversion reveals a spectacular master suite complete with an en-suite, plenty of handy eaves storage space and a Juliet balcony. Equipped with double glazing and gas central heating, the home ensures modern comfort and efficiency across every single floor. The living space extends beautifully outdoors to a private garden, featuring a paved patio area and a lush lawn.

Location-wise, you couldn't wish for a better connection to the local community, situated on a quiet residential street in the heart of Leyton. Just a short stroll from the highly sought-after Francis Road, you will have a vibrant array of independent shops and cafes right on your doorstep. For those commuting or exploring further afield, Leyton Midland Road Overground station is only minutes away, while Leyton tube station is just a little further, putting Stratford, Westfield Shopping Centre and the rest of London within easy reach.

Shall we take a look?

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DIMENSIONS

Landing

26'8 x 6'0 (8.13m x 1.83m)

Reception Room

12'3 x 12'2 (3.73m x 3.71m)

Reception Room Two

11'11 x 11'9 (3.63m x 3.58m)

Kitchen

9'2 x 8'0 (2.79m x 2.44m)

Bedroom One

12'3 x 12'3 (3.73m x 3.73m)

Bedroom Two

9'1 x 6'0 (2.77m x 1.83m)

Bathroom

9'8 x 8'8 (2.95m x 2.64m)

Bedroom Three

18'7 x 15'6 (5.66m x 4.72m)

Ensuite

Rear Garden

On street residents permit parking

Additional Information:

Head Lease Term: 999 years from 25 December 2019

Head Lease Remaining: 992 years remaining

Ground Rent: £ TBC (Pending) - per annum

Service Charge: £ TBC (Pending) - per annum

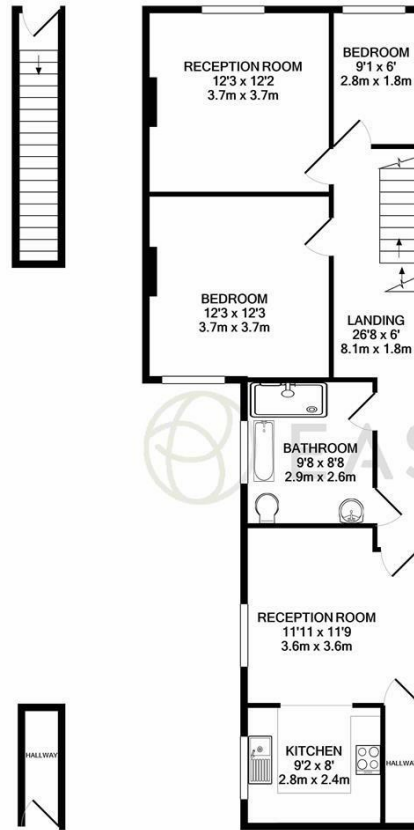
Local Authority: London Borough Of Waltham Forest

Council tax band: B

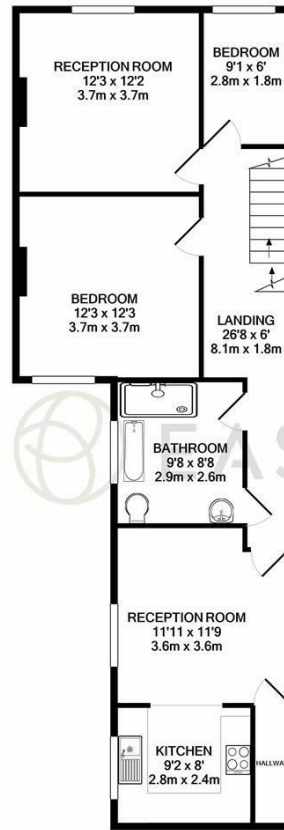
Disclaimer:

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 and floorplans 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.

FLOORPLAN



GROUND FLOOR
APPROX. FLOOR
AREA 72 SQ.FT.
(6.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 700 SQ.FT.
(73.4 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 339 SQ.FT.
(31.5 SQ.M.)

2A MORLEY RD
TOTAL APPROX. FLOOR AREA 1202 SQ.FT. (111.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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		
	63	78
England & Wales	EU Directive 2002/91/EC	

LOCATION



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