



35 Francis Road, Leyton, London, E10 6PN

Offers Over £500,000

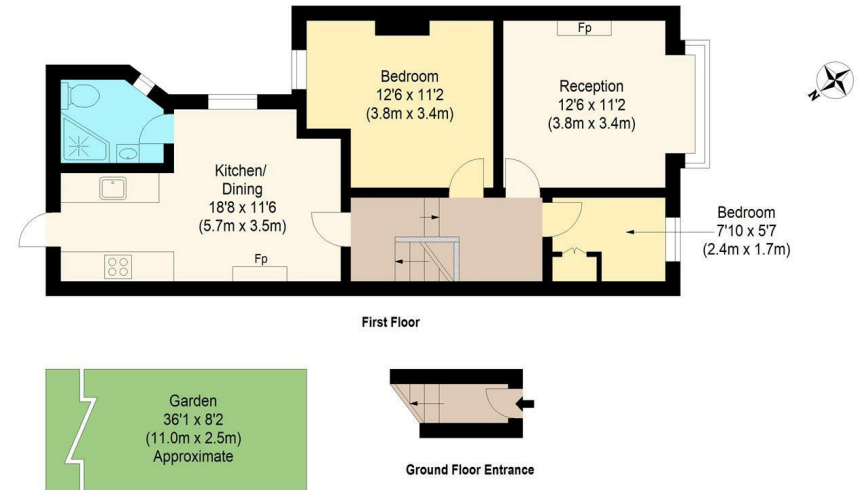
2 Bedrooms / 1 Reception / 1 Bathrooms

647.00 sq ft

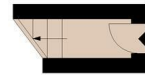
Maisonette

Council Tax Band: C

Local Authority: Waltham Forest



First Floor



Ground Floor Entrance

william rose
Francis Road, E10

Approximate Gross Internal Floor Area : 60.11 sq m / 647 sq ft



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

Date: 28/8/2024



Key Features:

- Two Bedroom Maisonette
- First Floor
- Private Garden with Direct Access
- Modern Kitchen/Diner
- Sought-after Location
- Share of Freehold
- Bright and Spacious Reception Room
- Moments to Leyton Central Line station
- Double Glazed Windows
- Central Heating



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	70	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		

