



## Belmont Park Road, Leyton

Asking Price £275,000 Leasehold

- Spacious first floor converted apartment
- Generous kitchen
- Spacious lounge
- One double bedroom
- 0.7 Miles from Walthamstow and Leyton Midland Road Stations
- Potential to greatly improve

Petty Son & Prestwich offer to market this one double bedroom first floor apartment, forming the top floor of a period home, equidistant from Walthamstow and Leyton Midland Road Stations.

Positioned 0.7 miles from both Leyton Midland Road AND Walthamstow Station (0.7 Miles), this first-floor apartment provides easy access to the buzz of Central London while enjoying the laid-back charm of E10. Nestled on Belmont Park Road you are also just a short stroll to Leyton High Road and Leyton Mills Retail Park, Putting everything you need within easy reach.

Packed with potential, this flat provides an excellent sized lounge with large bay window, double bedroom with fitted wardrobes and original chimney breast (allowing you to add the character back in if you so wish), wide kitchen/breakfast room and bathroom with separate W.C which could be combined to make one, large impressive family bathroom.

There will be an extended lease upon completion.

EPC Rating: C73

Council Tax Band: B

Lease Information: 99 years from 1st January 1982 (56 years currently remain) The lease will be extended upon completion. (Term to be confirmed)

Service Charge: £60 per annum (reviewed annually)

Ground Rent: £60 per annum

Reception Room

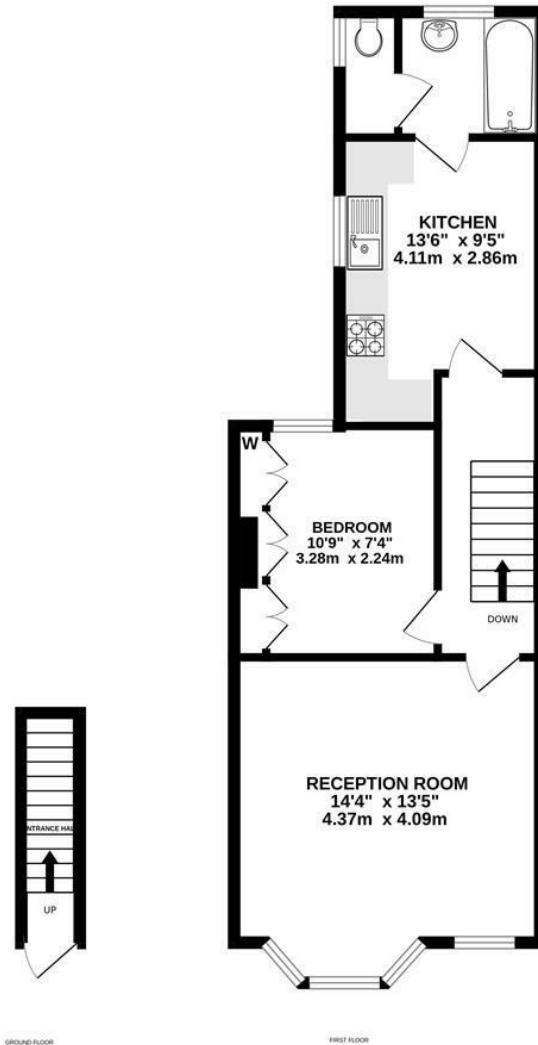
14'4 x 13'5

Bedroom

10'9 x 7'4

Kitchen

13'6 x 9'5



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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