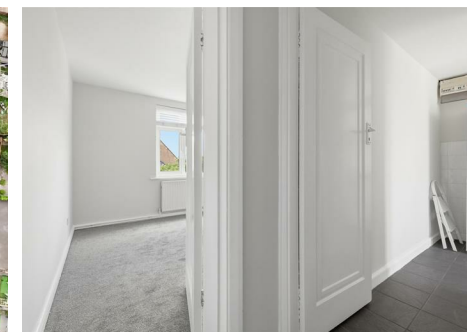


Total area: approx. 56.7 sq. metres (610.4 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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**Hainault Road**



## Egerton Court, Hainault Road, Leytonstone

Asking Price £330,000 Leasehold

- Third floor apartment
- Seperate contemporary kitchen
- Approx. 610 sq. ft. of internal living space
- Around 0.4 miles from Leyton Midland Road Station
- Two well-proportioned bedrooms
- Modern bathroom suite
- Offered to market chain free

# Egerton Court, Hainault Road, Leytonstone

Positioned on Hainault Road, and conveniently close to both the lively High Road Leytonstone and the ever-popular Francis Road, this well-maintained two-bedroom apartment occupies the third floor of a purpose-built development.



Council Tax Band: B



The local area is one of the property's standout features, offering an excellent balance of everyday convenience and a welcoming community atmosphere. An array of independent cafés, restaurants and bars are scattered throughout the neighbourhood, adding to the area's appeal.

9'3" x 10'4"

Residents also benefit from easy access to a number of green spaces, including Abbots Park and Hollow Ponds, while Wanstead, Epping Forest and Stratford are all within comfortable reach. For those commuting, Leytonstone Underground Station (Central Line) and Leyton Midland Road Overground Station are both approximately 0.4 miles away on foot, providing direct and dependable connections to the City, Canary Wharf and the West End.

Inside, the apartment is arranged with a functional and well-considered layout. A central hallway leads through to a bright reception room, alongside a fitted kitchen complete with modern cabinetry and integrated appliances. There are two generously sized bedrooms, as well as a contemporary bathroom featuring a window for natural ventilation.

Further benefits include a secure entry phone system, well-kept communal areas, and the added advantage of the property being offered chain-free, helping to facilitate a more straightforward purchase process.

Lease Information: 189 years from 29th September 1975 (138 years currently remain)

Service Charge: £800 per annum (reviewed annually)

Ground Rent: £50 per annum

EPC Rating: D56

Council Tax Band: B

An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £18.00 + VAT per person.

## Living Room

11'9" x 14'6"

## Kitchen

12'2" x 5'1"

## Bedroom

6'7" x 10'4"

## Bedroom