



## Church Road, Leyton

£335,000 Leasehold

- First floor apartment
- Well-presented throughout
- Allocated parking in gated car park
- 0.2 miles to Leyton High Road
- Chain free
- Two bedrooms
- Separate contemporary kitchen
- Spacious lounge/dining room
- 0.6 miles from Leyton Underground Station

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Council Tax Band: B



Lease Information: 178 years from 16th April 2009  
(161 years currently remain)  
Service Charge: £3063.72 per annum  
Ground Rent: Peppercorn  
EPC Rating: C74  
Council Tax Band: B

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

## Reception Room

16'2" x 11'3"

## Kitchen

11'9" x 7'2"

## Bedroom

11'11" x 11'3"

## Bedroom

13'3" x 8'6"