Church Road, Leyton

£325,000 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

11 Woodbine Place, Wanstead, London, E11 2RH
020 8989 2091
sales@pettyson.co.uk
www.pettyson.co.uk

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2 1 1 D Council Tax Band: B

Positioned just moments from Leyton High Road, this well-presented two-bedroom first floor apartment offers bright, contemporary accommodation in a highly convenient East London location. Ideally positioned only 0.2 miles from the vibrant mix of independent cafés, bars and local shops along the High Road, the property perfectly balances lifestyle and convenience. Excellent transport connections are close at hand, with Leyton Midland Road Overground Station just 0.6 miles away and Leyton Underground Station (Central Line) within 0.7 miles, providing swift access into the City and West End. Families will also appreciate the proximity to highly regarded local schooling, including the Ofsted Outstanding-rated Riverley Primary School just 0.4 miles away. Set on the first floor, the apartment enjoys a bright and airy feel throughout. The accommodation comprises two well-proportioned bedrooms, a contemporary bathroom, separate WC, and a spacious reception/dining room which flows through to a modern kitchen. A generous central hallway provides excellent built-in storage, ensuring practicality sits alongside style. Further benefits include an allocated parking space within a secure gated car park.

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"