



Total area: approx. 39.9 sq. metres (429.4 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

Floor Plan Drawn According To RICS Guidelines

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Plan produced using PlanUp.

Hainault Road



Egerton Court, Leytonstone

Asking Price £250,000 Leasehold

- Third floor apartment
- Separate modern kitchen
- Chain free
- One double bedroom
- Contemporary bathroom
- Leyton Midland Road Station 0.4 miles

Egerton Court, Leytonstone

Located along Hainault Road, within easy reach of both the vibrant High Road Leytonstone and the much-loved Francis Road, this neatly presented one-bedroom apartment sits on the third floor of this purpose built development.



Council Tax Band: A



The surrounding area is a real highlight, blending convenience with a strong sense of community. A variety of independent cafés, restaurants and bars can be found dotted throughout the surrounding area, further enhancing the appeal of the location.

Green open spaces, including Abbots Park and Hollow Ponds, are within easy reach, and the wider areas of Wanstead, Epping Forest and Stratford are all easily accessible.

For commuters, Leytonstone Underground (Central Line) and Leyton Midland Road Overground are both just 0.4 miles on foot and provide reliable links into the City, Canary Wharf and the West End.

Internally, the flat offers a bright and practical layout, with a welcoming reception space fitted kitchen with contemporary units and integrated appliances, well-proportioned bedroom and modern bathroom suite.

Additional benefits include a secure entry phone system and tidy communal areas, with the added advantage of being offered to the market chain-free, allowing for a smoother 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: D59

Council Tax Band: A

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

Reception Room

12'1" x 10'5"

Kitchen

5'12" x 10'5"

Bedroom

12'6" x 10'7"