



Royal House, Church Road, Leyton

Offers In Excess Of £350,000 Leasehold

- One bedroom modern apartment
- Three Juliette balcony
- 0.7 miles from Leyton Overground Station
- Chain Free
- Private balcony
- Fitted wardrobes
- 1.1 miles from Leytonstone Underground Station

Tucked away on the second floor of a contemporary and stylish development, Petty Son and Prestwich are pleased to offer for sale this one-bedroom apartment, which offers the perfect blend of modern design and a location that beautifully balances urban convenience with community charm.

From the moment you step inside, you're struck by the brightness of the space. The open-plan kitchen and lounge is the heart of the home, with glass doors opening onto a private balcony, large enough to sit out with a morning coffee whilst two additional Juliette balconies ensure light pours in from every angle, creating a true sense of space.

The bedroom is equally impressive, featuring a floor-to-ceiling box window that adds architectural interest, a Juliette balcony for fresh air, and sleek fitted wardrobes that maximise storage without compromising on style.

The modern bathroom includes a shower over the bath, ideal for both quick starts and long soaks.

In terms of location, you are just moments from the vibrant energy of Leyton's High Road and the increasingly popular Francis Road. Commuters will appreciate the excellent transport links: Leyton Midland Overground Station is just 0.7 miles away, while Leyton Underground Station (Central line) is within easy walking distance at 1.1 miles, making journeys into central London straightforward and fast.

Lease Information: 125 years from 5th April 2013 (113 years currently remaining)

Service Charge: £2532 per annum (reviewed annually)

Ground Rent: £100 per annum

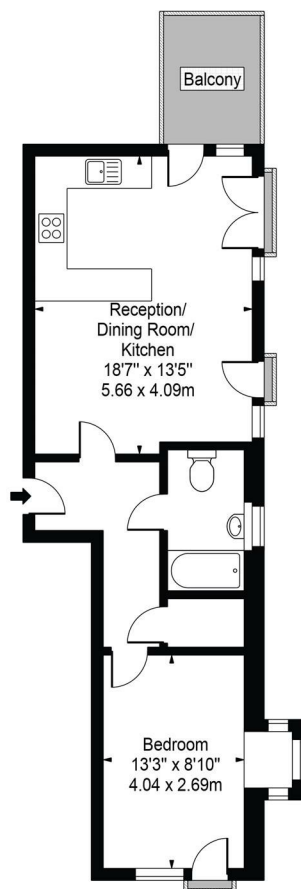
EPC Rating: TBC

Council Tax Band: B

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

Royal House

Approx. Gross Internal Area 509 Sq Ft - 47.29 Sq M



Second Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.