

21, 4 Acorn Lodge Fulready Road, London, E10 6ED

Price Guide £325,000

COMPLETION  
SALES & LETTINGS



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**Council Tax Band: B**

Nestled in the vibrant area of Leyton, this charming one-bedroom flat on Fulready Road presents an excellent opportunity for both first-time buyers and investors alike. Spanning a comfortable 457 square feet, this purpose-built property offers a well-designed living space that maximises functionality and comfort.

The flat features a welcoming reception room, perfect for relaxation or entertaining guests. The bedroom is a tranquil retreat, providing ample space for rest and personal belongings. The bathroom is conveniently located, ensuring ease of access for residents and visitors.

Constructed in 1980, this property has been well-maintained and is ready for its new owners to move in and make it their own. With a remaining lease of 91 years, you can enjoy peace of mind regarding your investment. The annual ground rent is a modest £25, while the service charge of £1,800 covers essential maintenance and communal services, ensuring the property remains in excellent condition.







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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC