



FOR SALE - FLAT 1 Lea Bridge Road E10

Lea Bridge Road
E10 7DY

GUIDE PRICE

£375,000-400,000



Features

- CHAIN FREE SALE
- NEWLY BUILT
- SHARE OF FREEHOLD
- RESIDENTIAL BLOCK
- GOOD LOCATION

A Modern Two Bedroom Flat

This is superb ground floor flat with a private garden forms part of a private development consisting of four flats and a mews house. The development is located on Lea Bridge Road and provides easy access to local tubes and bus routes into central London.

This particular apartment is located on ground floor and has its own garden, it provides an excellent & spacious layout. The open plan kitchen dinner is ideal for hosting guests with large window to the front aspect. The layout further comprises of Two double bedrooms and a good-sized family bathroom. The main bedroom also leads to a large private back garden mainly paved.

The kitchen features handless design and with good quality cabinets and integrated appliances. The bathroom is done up in a matching suite and features good sized bath with overhead shower.

This spacious apartment has bright and airy feel throughout and has ample of storage spaces. It is ideal for first time buyers or for seasoned buyers looking for investment opportunities for a good rental return.

Lea Bridge Road is located within close proximity to Walthamstow Central Station and there are numerous bus routes providing easy access into central London. Lea Bridge Road train station is also nearby. There are plenty of shops, restaurants and local schools in the area. Lea Bridge Ice Skating Park, Hackney Marshes, Stratford Westfield Shopping Centre and many other local attractions are within easy access.

Tenure: Share OF Freehold
Council Tax: Band B
Lease Remaining: N/A
Service Charge: N/A
Ground Rent: N/A

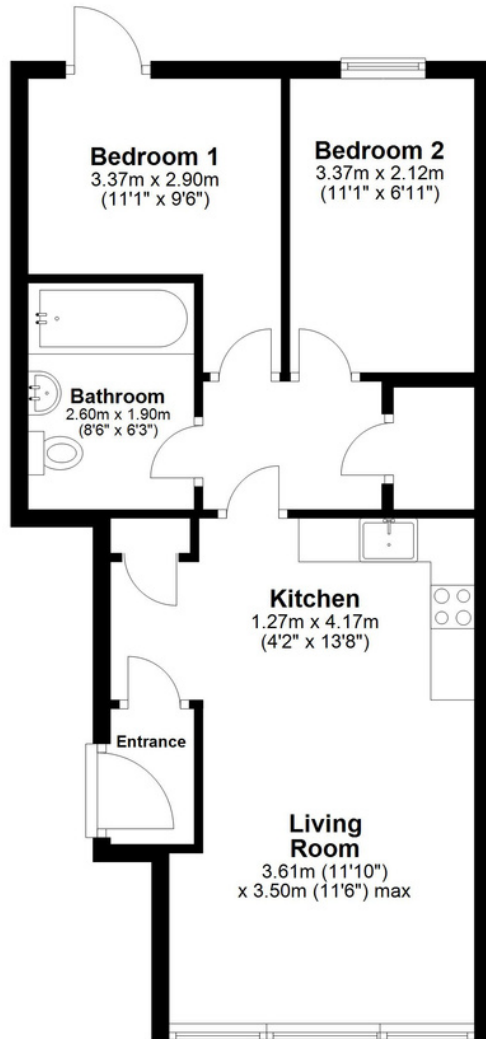




Floor plan

Ground Floor

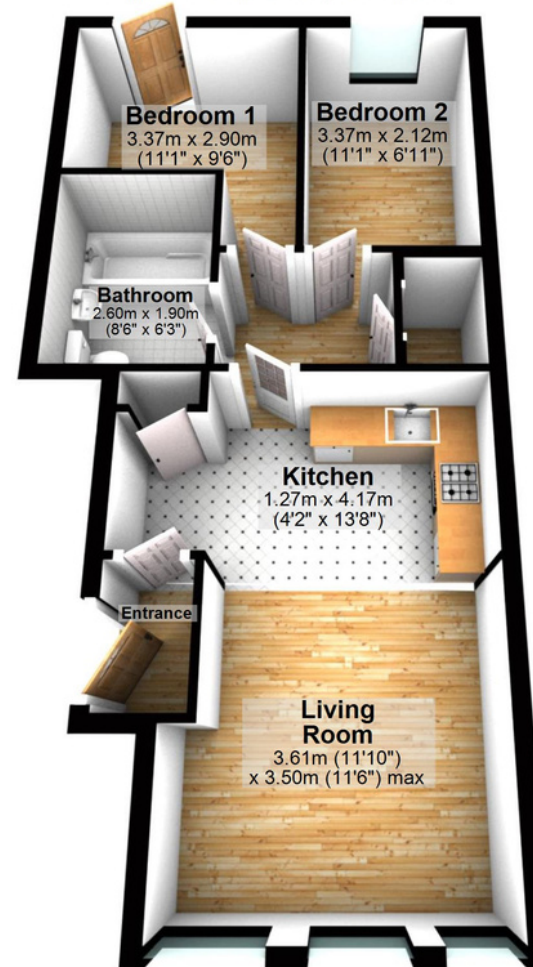
Approx. 46.8 sq. metres (503.6 sq. feet)



Total area: approx. 46.8 sq. metres (503.6 sq. feet)

Ground Floor

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EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	69 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Contact us

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Disclaimer: For Clarification We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/ shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, garden ornaments and statuary, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.