





Morieux Road,
Leyton

Offers In Excess Of
£375,000

Tenure : Leasehold

Floor Area : 614.00 sq ft

Local Authority : LBWF

Council Tax Band : B

Bedrooms : 2

Receptions : 1

Bathrooms : 1



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



Situated on the Morieux Road is this delightful upper maisonette offers a perfect blend of comfort and convenience. With two bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat close to the heart of the city.

The property offers a bright and spacious reception room with bay window, that serves as a versatile space for relaxation and entertainment. The room is filled with natural light, creating a warm and inviting atmosphere. The maisonette offers both modern bathroom and kitchen, ensuring that your daily routines are both comfortable and efficient.

Located in a vibrant neighbourhood, residents will enjoy easy access to local amenities, including shops, cafes, and Leyton Jubilee Park, all within a short distance. The excellent transport links nearby make commuting to central London and beyond a breeze, enhancing the appeal of this lovely home.

This upper maisonette on Morieux Road presents a wonderful opportunity for those looking to embrace London living in a charming and accessible setting. With its inviting spaces and prime location, it is a property not to be missed.

Information on the lease extension costs and time also available via enquiry through the office.







- Ex- Warner
- Clementina Estate
- Lounge with Bay Window
- Modern Bathroom
- Chain Free
- First Floor Maisonette
- Two Bedrooms
- Fitted Kitchen
- Own Share of Garden
- Close Jubilee Park





FIRST FLOOR
614 sq.ft. (57.0 sq.m.) approx.



TOTAL FLOOR AREA : 614 sq.ft. (57.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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