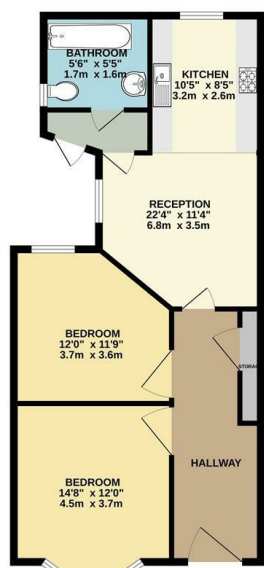




GROUND FLOOR
717 sq.ft. (66.6 sq.m.) approx.



TOTAL FLOOR AREA: 717 sq.ft. (66.6 sq.m.) approx.
We have every effort to ensure the accuracy of the floor plan and measurements of this, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for general guidance only and should be used in conjunction with the property particulars. The dimensions, layout and appearance shown here are not intended to be a guarantee as to their accuracy or efficiency can be given. © Map data © 2022

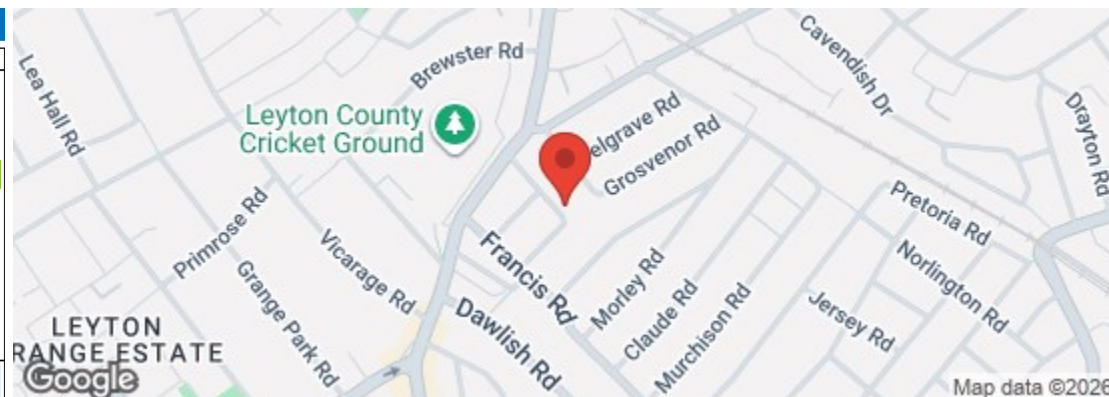
Council: Waltham Forest | Council Tax Band: B | Floor Area: 773.00 sq ft

CHURCHILL
estates

Brunswick Road, Leyton, E10 6RS
Offers In Excess Of £525,000 Leasehold

Bedrooms: 2 | Reception Rooms: 1 | Bathrooms: 1

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

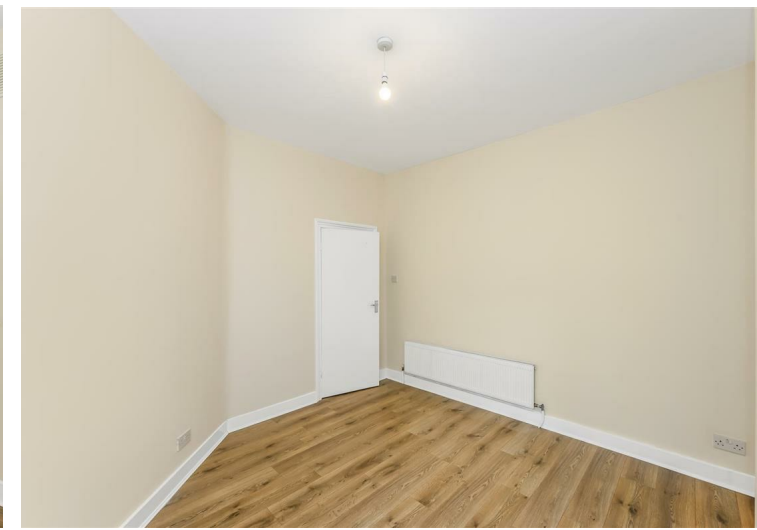


The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.



CHURCHILL
estates

Request a Viewing: **0208 503 6060** Email: walthamstow@wearechurchills.co.uk



Offered chain free, this beautifully refurbished Abraham built ground floor flat presents a rare opportunity to own a piece of local history in one of East London's most vibrant and sought after neighbourhood.

The property features two generous double bedrooms and a private garden, making it ideal for both homeowners and investors alike.

Situated on a quiet residential road within a thriving community, the flat is within walking distance of the independent shops, cafés, and pubs of Francis Road and Leyton Village.

Excellent transport links are nearby, including easy access to the Suffragette Line (Barking to Gospel Oak) and a direct bus route to Stratford and Westfield Stratford City.

For leisure and outdoor enjoyment, Leyton County Cricket Club, Coronation Gardens, and Abbots Park are all located within 0.6 miles of the property.

