



CHURCHILL
estates

Brunswick Road, Leyton

Offers In Excess Of
£550,000

Tenure : Leasehold

Floor Area : 773.00 sq ft

Local Authority : Waltham Forest

Council Tax Band : B

Bedrooms : 2

Receptions : 1

Bathrooms : 1



Energy Efficiency Rating

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



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.

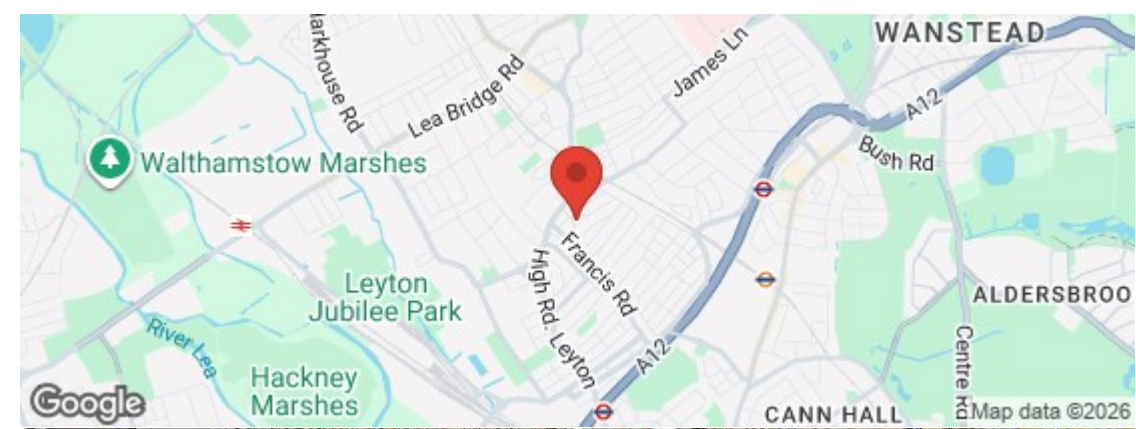
For leisure and outdoor enjoyment, Leyton County Cricket Club, Coronation Gardens, and Abbots Park are all located within 0.6 miles of the property.





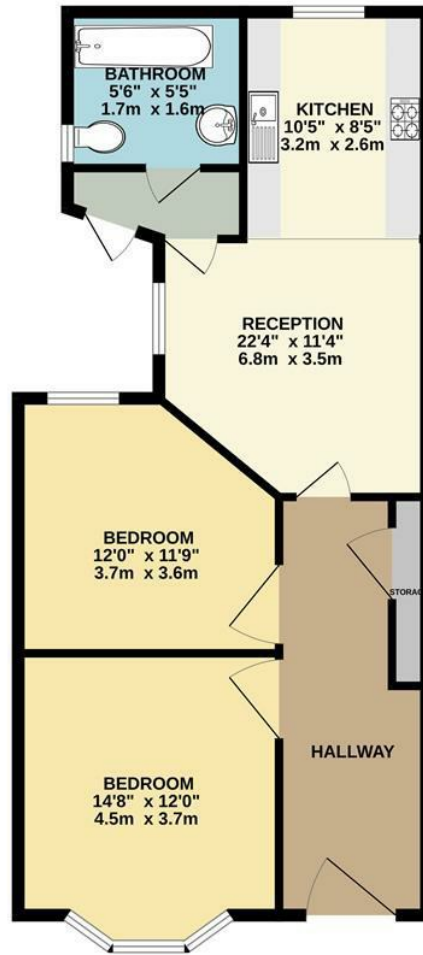


- Ground floor flat
- 0.2 miles to Leyton Midland Road station
- Chain Free
- Abraham property
- Private Garden
- Next to Francis Road





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



TOTAL FLOOR AREA: 717 sq.ft. (66.6 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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To view call **0208 503 6060**

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