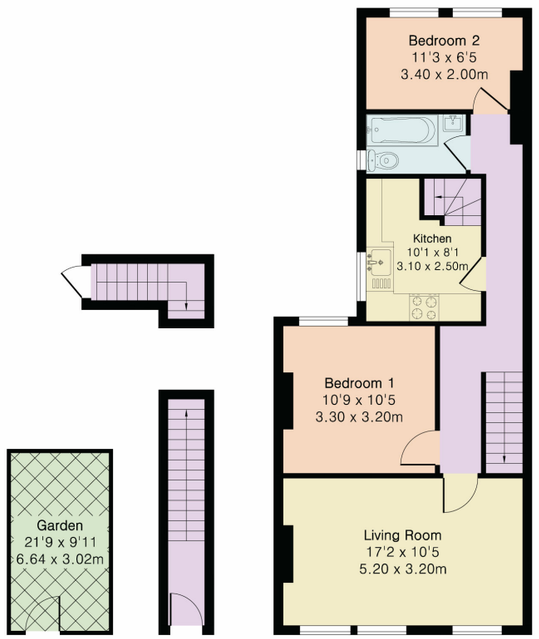
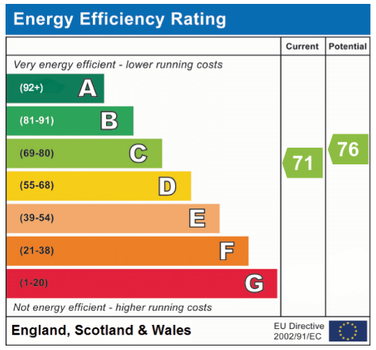
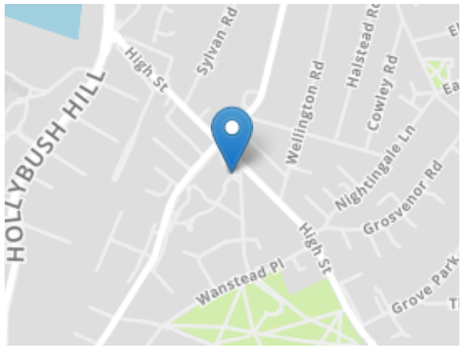
Approximate Gross Internal Area 662 sq ft - 61 sq m
Ground Floor Area 82 sq ft – 7 sq m
First Floor Area 580 sq ft – 54 sq m



PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.





Disclaimer:
Note all information is supplied in good faith and for identification purposes only. All properties are offered subject to contract and no guarantee is given as to the accuracy of any information contained herein and no part of these details is to be relied upon or used in any contract. Photographs are for illustration only and may depict items which are not included in the sale of the property. The agent has not tested any apparatus, equipment, fixtures, fittings or services and so are unable to verify they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor and or surveyor. The tenure of the property is based on information supplied by the seller. The agent has not had sight of the title documents.

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YOUR PROPERTY EXPERT

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39 Morieux Road, LEYTON E10 7LJ

£350,000 Leasehold



Spacious two bedroom first floor Warner flat situated within a popular residential area close to the many amenities of Lea Bridge Road. Lea Bridge Greater Anglia station is located 0.4 mile from the property.

The property features a large living room, separate fitted kitchen, one double bedroom, one good size single bedroom, modern fitted bathroom, private front entrance and direct access to own garden area.

Other benefits include double glazing and gas central heating.

The property is being offered CHAIN FREE.

125 years from 24 June 1984 (84 year lease).

The service charge is nil.

The ground rent is TBC.

Energy Performance Rating - C

Council Tax Band - B

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