



Lea bridge road, leyton, greater london E10 7DN

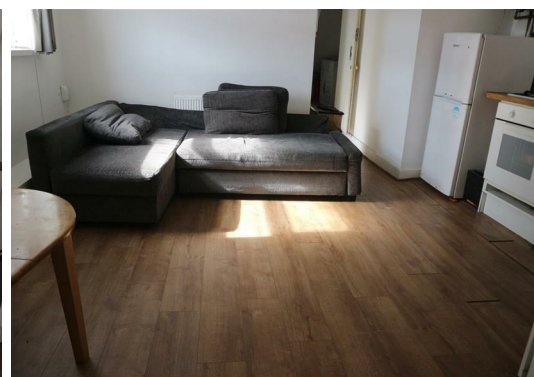
£1,300

Primeview Estates are proud to present you this one bedroom flat on Lea Bridge Road in Leyton, e. The property features a well-proportioned reception room, providing an inviting area for relaxation and entertainment. The bedroom is designed to be a peaceful retreat, ensuring a restful night's sleep.

The flat includes a modern bathroom, equipped with essential amenities to cater to your daily needs. Its prime location near Bakers Arms means you will have easy access to a variety of local amenities, including shops, restaurants, and cafes, making it an ideal choice for those who appreciate a vibrant community atmosphere.

Transport links in the area are excellent, providing quick and easy connections to central London and beyond. Whether you are commuting for work or exploring the city, you will find that getting around is both convenient and efficient.

This property is perfect for anyone looking to enjoy the benefits of urban living while being surrounded by a wealth of local conveniences. With its appealing features and strategic location, this one-bedroom flat is a wonderful opportunity not to be missed.



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	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



THE PROPERTY MISDESCRIPTIONS ACT 1991: 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 sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

All measurements are approximate

MISREPRESENTATION ACT 1967: The property details have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, in negligence or otherwise, arising