



Manor Road, Leyton, E10 7AL £1,900

Primeview Estates are proud to present you this spacious two-bedroom ground floor flat located on Manor Road in the vibrant area of Leyton. This delightful property offers a comfortable living space, perfect for individuals or small families seeking a modern home in a prime location.

As you enter the flat, you will find a well-proportioned reception room that provides an inviting atmosphere for relaxation and entertaining. The two bedrooms are generously sized, ensuring ample space for rest and the property has two bathrooms.

The flat is situated in a lively neighborhood, surrounded by a variety of amenities, including shops, cafes, and parks, all within easy reach. Additionally, Leyton boasts excellent transport links, allowing for quick and easy access to central London and beyond, making it an ideal choice for commuters.

This property is not just a flat; it is a place where you can create lasting memories. If you are looking for a comfortable and well-located home in Leyton, do not hesitate to contact us today to arrange a viewing.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	70	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
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