



Leigh Road, London, E10 6JH £2,200

Primeview Estates are proud to present you this delightful three-bedroom maisonette flat offers a perfect blend of comfort and convenience. the property boasts a well-proportioned reception room, ideal for both relaxation and entertaining guests.

Constructed in 1900, this residence exudes character and charm, reflecting the rich history of the area. The three spacious bedrooms provide ample space for rest and personalisation, making it an inviting retreat after a busy day in the city. The flat consists of one bathroom, ensuring all your essential needs are met.

One of the standout features of this property is its prime location. Situated close to Leyton Midland Station, which is part of the Suffragette Line, commuting to central London and beyond is both easy and efficient. Additionally, residents will appreciate the abundance of restaurants and amenities in the vicinity, offering a vibrant lifestyle with everything you need just a stone's throw away.

This flat is an excellent opportunity for those seeking a comfortable home in a lively neighborhood, combining historical charm with modern convenience. Whether you are a first-time buyer or looking to invest, this property is sure to impress. Don't miss the chance to make this lovely flat your new home.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	69	
(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	

Environmental Impact (CO ₂) 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>		
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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

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