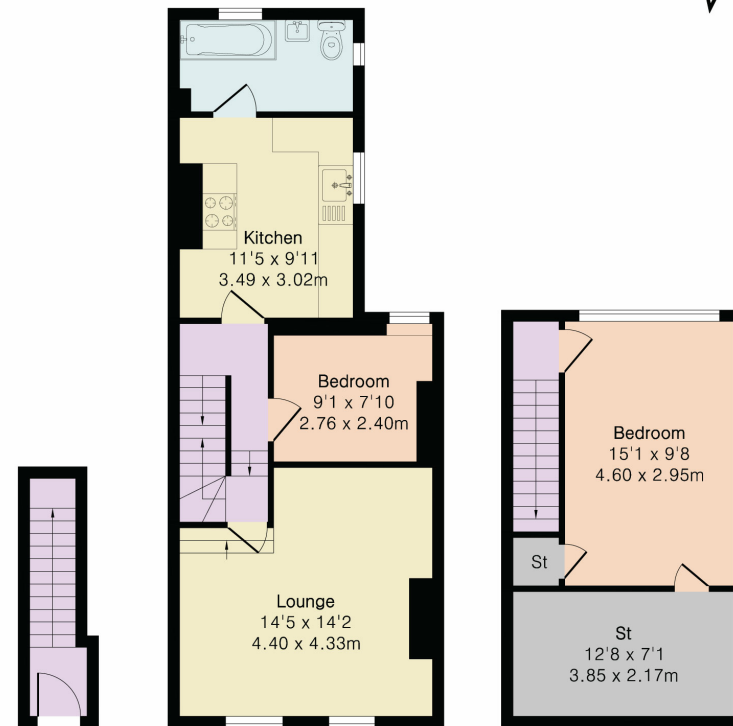


Approximate Gross Internal Area 818 sq ft - 76 sq m

Ground Floor Area 38 sq ft – 4 sq m

First Floor Area 495 sq ft – 46 sq m

Second Floor Area 285 sq ft – 26 sq m

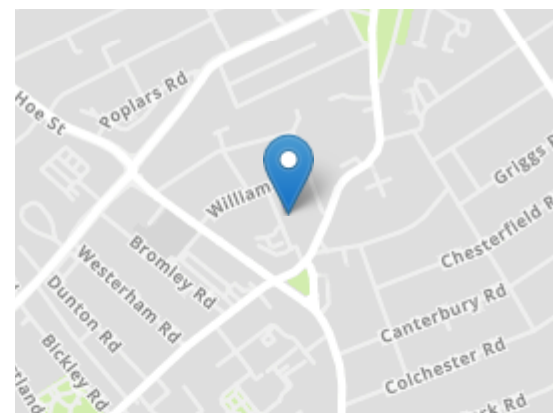
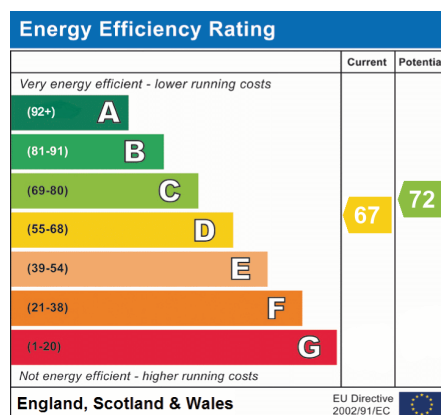


Ground Floor First Floor

Second Floor



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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6a St Heliers Road, LEYTON E10 6BH

£330,000 Share of Freehold



#### SHARE OF FREEHOLD

Split-level, two bedroom flat, located on the first and second floor, within half a mile of Leyton Midland Road Suffragette Line station (London Overground).

On the first floor is the separate kitchen, family bathroom, living room and a bedroom. With the other bedroom on the second floor and loft storage.

The property benefits from gas central heating and is double-glazed throughout.

999 years on the lease from 1st January 1982.

There is no service charge nor ground rent.

The property comes with a share of freehold and is offered chain free.

Energy Performance Rating - D

Council Tax Band - B

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