



**central**  
1992

0208 520 0033  
enquiries@central-  
estates.co.uk

179 Hoe Street  
London  
E17 3AP

[central-estates.co.uk](http://central-estates.co.uk)

## Lea Bridge Road Leyton E10 7NE

Ground Floor Leasehold Flat  
OIEO £400,000





	<b>0.79 miles</b>		<b>1</b>
	<b>Garden</b>		<b>2</b>
	<b>None</b>		<b>1</b>

# Lea Bridge Road E10

OIEO £400,000  
Leasehold Flat

If you're looking for a sole use garden and large entertaining space, then this is the one for you! Comprising of a large lounge to the front, two double bedrooms and a stunning kitchen/diner to the rear, this property wants for absolutely nothing! Many of the original features have been lovingly restored and other benefits include a private courtyard, a 30ft sole use garden and a newly extended lease.

The property is located a short walk to the HACKNEY MARSHES, also nearby an abundance of cafes, pubs, restaurants and a fantastic Sunday market. The property is situated just a short walk to Lea Bridge Station which will take you directly to Stratford International station, leaving WESTFIELD SHOPPING CENTRE and the Olympic Park virtually on your doorstep. WALTHAMSTOW WETLANDS - a Green Flag award winning nature site - are just a short walk away. Even closer is Leyton Jubilee Park, with an adventure playground, basketball court and outdoor gym.

## Features

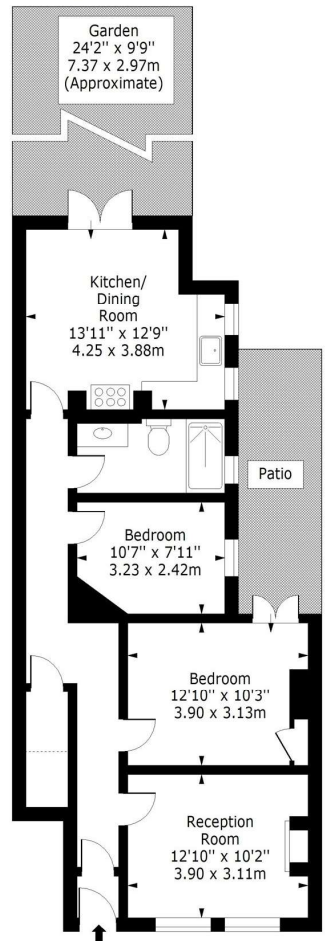
- Approx. 773 Sq. Ft
- Two Bedrooms
- Sole Use Garden
- Kitchen/Diner
- Original Features
- Long Lease

## EPC Ratings

Energy Efficiency Rating **58**

## Floor Plans

Approx. Gross Internal Area 773 Sq Ft - 71.81 Sq M (Excluding Patio)  
Approx. Gross Internal Area 881Sq Ft - 81.84 Sq M (Including Patio)



**Ground Floor**  
Floor Area 773 Sq Ft - 71.81 Sq M

For Illustration Purposes Only - Not To Scale  
www.lpaplus.com