



## Maud Road, Leyton, E10 5QS Offers In Excess Of £375,000



**\*\* SPACIOUS 2 BED 2 BATH APARTMENT WITH SOUTH FACING BALCONY IN LEYTON - CHAIN FREE \*\***

OC Homes are delighted to offer to the sales market, this bright and spacious two bed two bath second floor apartment in a modern development located by Leyton Tube Station and Leyton Mills Retail Park. The property is ideally situated within walking distance to Leyton Underground Station (Central Line), off High Road Leyton and within a short walk to the sought after Francis Road, with its choice of boutique shops, bars and eateries. The property is to be sold chain free and presented very well throughout.

Accommodation comprises; entrance hallway, large open plan reception room with modern kitchen, two double bedrooms, en-suite bathroom to the master, three piece shower room, and large south facing private balcony. Built in 2005, the property benefits from contemporary design and modern amenities, making it a low-maintenance option for busy lifestyles.

Leyton is known for its excellent transport links, with easy access to central London, making this flat not only a comfortable home, but also a strategic location for commuters. The surrounding area offers a variety of local shops, cafes, and parks, enhancing the appeal. It is offered chain free, is a great size at over 700 sq ft and ideal for buyers looking for a conveniently located apartment with excellent transport links and amenities. To arrange a viewing please call the OC Homes sales team now.

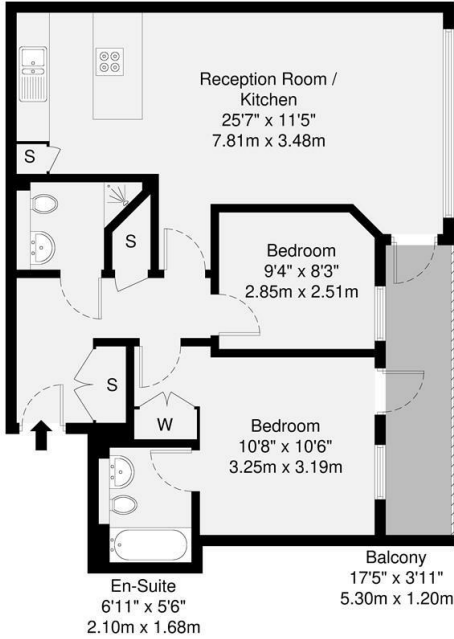
- TWO BED TWO BATH APARTMENT
- LARGE SOUTH FACING BALCONY
- LOCATED BY LEYTON MILLS RETAIL PARK
- SHORT STROLL TO LEYTON TUBE STATION
- LOTS OF LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS
- IDEAL FIRST TIME PURCHASE
- CHAIN FREE

### Viewing

Please contact our OC Homes Leyton Office on 02085561212 if you wish to arrange a viewing appointment for this property or require further information.



Shower Room  
5'3" x 5'3"  
1.61m x 1.61m



Second Floor

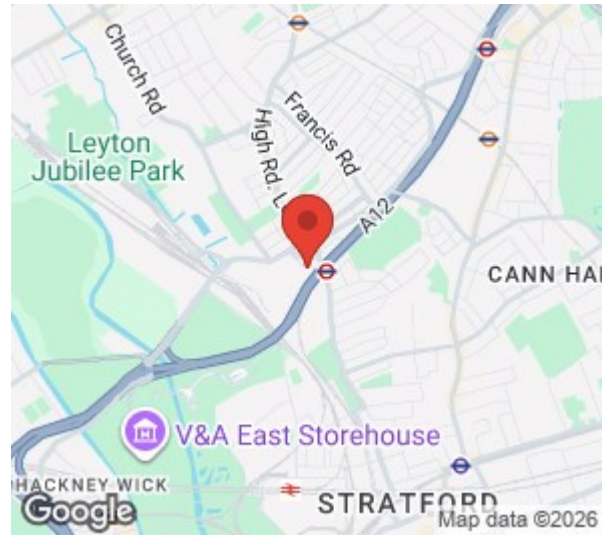
GROSS INTERNAL AREA (GIA)  
The total area of this property  
65.4 sq m / 704 sq ft

TOTAL STORAGE SPACE  
Storage and wardrobe areas  
2.4 sq m / 26 sq ft

EXTERNAL FEATURES  
Copper, Stainless, Ceramic, Translucent tiles  
6.3 sq m / 68 sq ft

RESTRICTED HEAD HEIGHT  
Landing area less than 2.0m  
0.0 sq m / 0.0 sq ft

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison  
VUE

## Energy Efficiency Rating

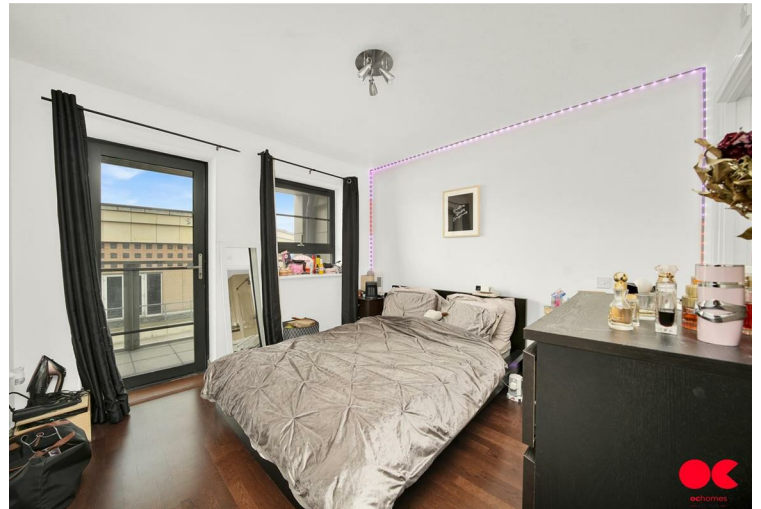
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Current	80	80

England &amp; Wales

EU Directive  
2002/91/ECEnvironmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
Current	85	85

England &amp; Wales

EU Directive  
2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.