



Albany Road, Leyton, E10 7EW

Offers In Excess Of £230,000



** WELL PRESENTED ONE BEDROOM TOP FLOOR APARTMENT OFF LEA BRIDGE ROAD. WALKING DISTANCE FROM WALTHAMSTOW CENTRAL - IDEAL FIRST TIME PURCHASE **

OC Homes are delighted to offer this beautifully presented one-bedroom top (third) floor apartment, within a purpose-built low-rise block located perfectly between Leyton and Walthamstow. The property is ideal for either first-time buyers or buy-to-let investors and has been well maintained by the current owners, making this a property ready to move into. The property boasts several appealing features, being within a small brick built block, including a secure gated entrance and is ideally located in close proximity to Walthamstow Village, Leyton Jubilee Park, and a choice of transport links.

The property is set on the top (third) floor of the building and accommodation comprises a good size reception room, separate kitchen, double bedroom, and a three-piece bathroom suite.

There are a choice of transport options within walking distance. Lea Bridge Road, Walthamstow Central, and Leyton Midland Road are all close to the property. There are also a choice of bus routes on Lea Bridge Road that stop just three minutes from the property, and provide quick access into a number of destinations. To arrange a viewing please call the OC Homes sales team.

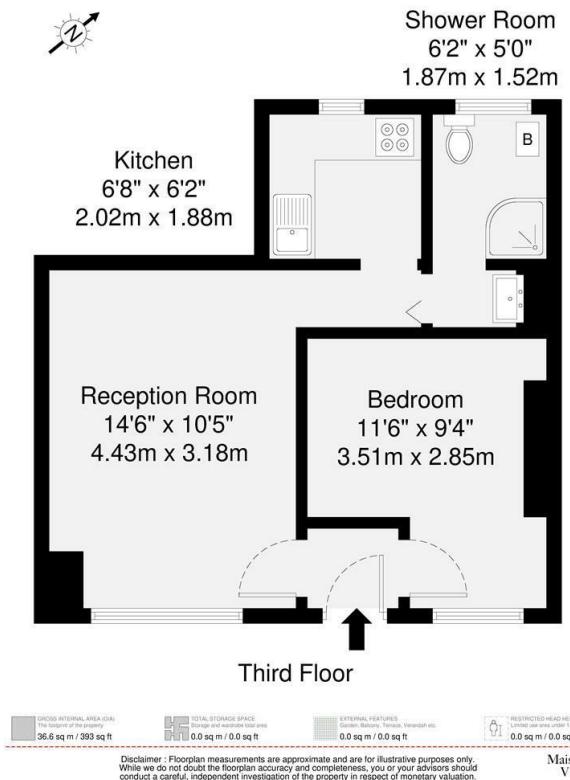
- TOP FLOOR ONE BEDROOM APARTMENT
- EXCELLENT CONDITION
- SECURE GATED ENTRY
- LOCATED OFF LEA BRIDGE ROAD
- WALKING DISTANCE TO WALTHAMSTOW CENTRAL TUBE
- LOTS OF LOCAL AMENITIES
- SOUGHT AFTER LOCATION
- IDEAL FIRST TIME PURCHASE

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.





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.



Energy Efficiency Rating	
Very energy efficient - lower running costs (92 plus) A	Current
(81-91) B	Potential
(69-80) C	82
(55-68) D	58
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions (92 plus) A	Current
(81-91) B	Potential
(69-80) C	95
(55-68) D	81
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & 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.