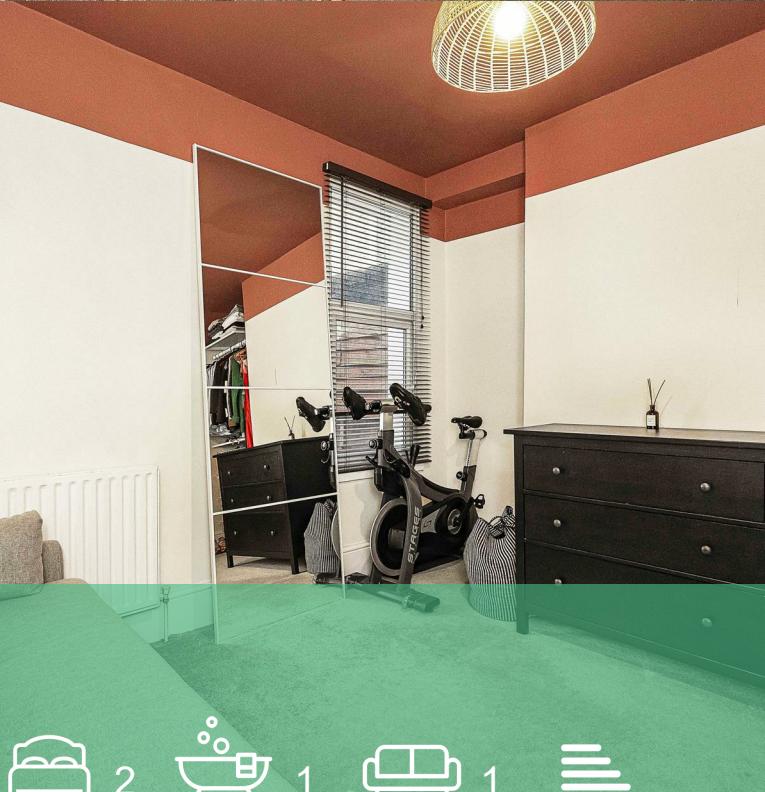


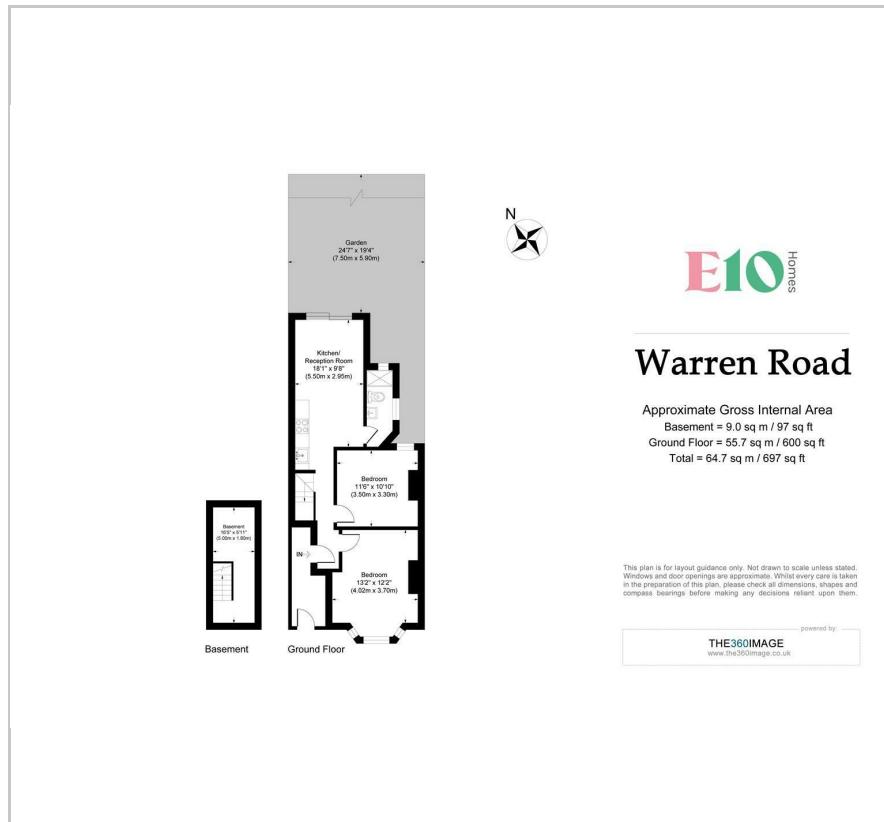


19 Warren Road
London, E10 5PZ
Offers in excess of £475,000



2 1 1

Floor Plan



Area Map



Warren Road

Approximate Gross Internal Area
Basement = 9.0 sq m / 97 sq ft
Ground Floor = 55.7 sq m / 600 sq ft
Total = 64.7 sq m / 697 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them.

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Energy Efficiency Graph

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			
England & Wales		EU Directive 2002/91/EC	

Viewing

Please contact our E10 Homes Office on 02081276490 if you wish to arrange a viewing appointment for this property or require further information.

- TWO BEDROOM GROUND FLOOR CONVERSION
- PRIVATE REAR GARDEN
- 5 MINS FROM LEYTON TUBE
- BASEMENT
- 4 MINS TO FRANCIS ROAD
- FOLLOW US ON INSTAGRAM AT E10HOMESLEYTON

Naturally bright, colourful and characterful, this two bedroom ground floor apartment occupies the ground floor of a substantial Victorian conversion in Central Leyton, moments from the Central line tube, the High Road and Coronation Gardens.

There's a strong designer aesthetic throughout, with each room having its own distinct colour palette. Fixture and finishes are of a high standard too, with metro tilework in the bathroom, engineered hardwood underfoot and seamless white cabinetry in the kitchen.

Leyton tube is just five minutes on foot, sat in Zone 3 for the Central line and speedy, direct connections to the City and West End. Locally you have the bars and gastropubs of Leyton High Road and the cafes of Francis Road within easy reach.

YOUR NEW HOME

Step inside to find your principal bedroom to the front, 150 square feet, naturally lit by the large bay window and with a colour scheme split between tranquil sage green and brilliant pristine white. Plush grey carpet runs underfoot.

Next door bedroom two's another plush double, finished in cream and earthy ochre tones with a garden view,



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 firms employment has the authority to make or give any representation or warranty in respect of the property.