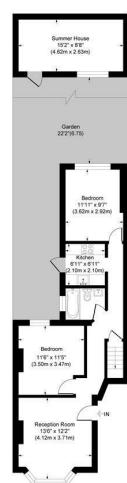




Flat 1, 85 Warren Road
, London, E10 5PZ
Offers in excess of £475,000



Floor Plan



E10 Homes

Warren Road

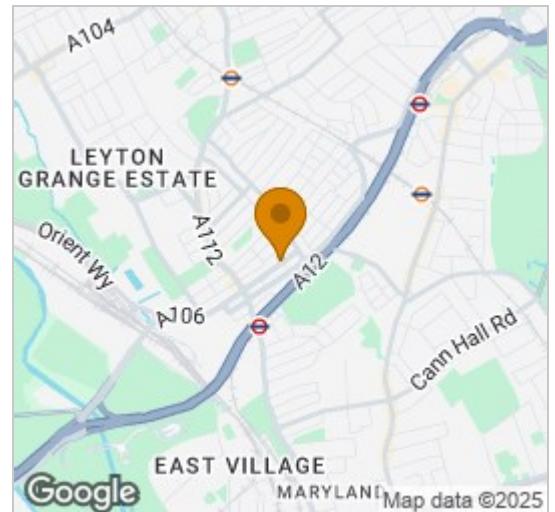
Approximate Gross Internal Area

Basement = 11.6 sq m / 125 sq ft
 Ground Floor = 55.4 sq m / 597 sq ft
 Outbuilding = 12.1 sq m / 131 sq ft
 Total = 79.2 sq m / 853 sq ft

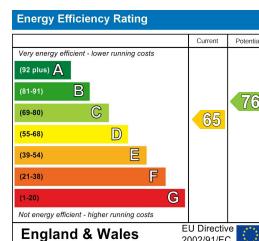
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Area Map



Energy Efficiency Graph



Viewing

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

- 2 BED GROUND FLOOR ■ MOMENTS FROM FRANCIS GARDEN APARTMENT
- CHAIN FREE
- 6 MINS TO LEYTON TUBE
- BASEMENT AND GARDEN STUDIO
- FOLLOW US ON INSTAGRAM @E10HOMESLEYTON

A beautifully presented, two double bedroom, ground floor apartment with a large basement and garden studio. Your location is also excellent, with Leyton station, Francis Road, Leyton High Road and great nightlife all within minutes of your front door.

With gorgeous engineered solid wood floors, a modern bathroom and kitchen, large basement, patio garden and fully powered summerhouse, this beautifully presented, two bedroom apartment offers an abundance of space, style and comfort.

Your location couldn't be better, with a whole range of day to day amenities, pubs, restaurants and open green spaces all within easy reach. Francis Road and Leyton High Road sit at either end of your street and Leyton tube station is only a six minute walk away.

YOUR NEW HOME

Your 160 square foot reception room has immaculate, engineered oak flooring and crisp white paintwork across the walls and ceiling. With a modernised, bistro shuttered bay window, dado rail and cornicing the original design features blend seamlessly into contemporary comfort.

Next door, your first, 125 square foot double bedroom overlooks the garden and has more of that beautiful



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.