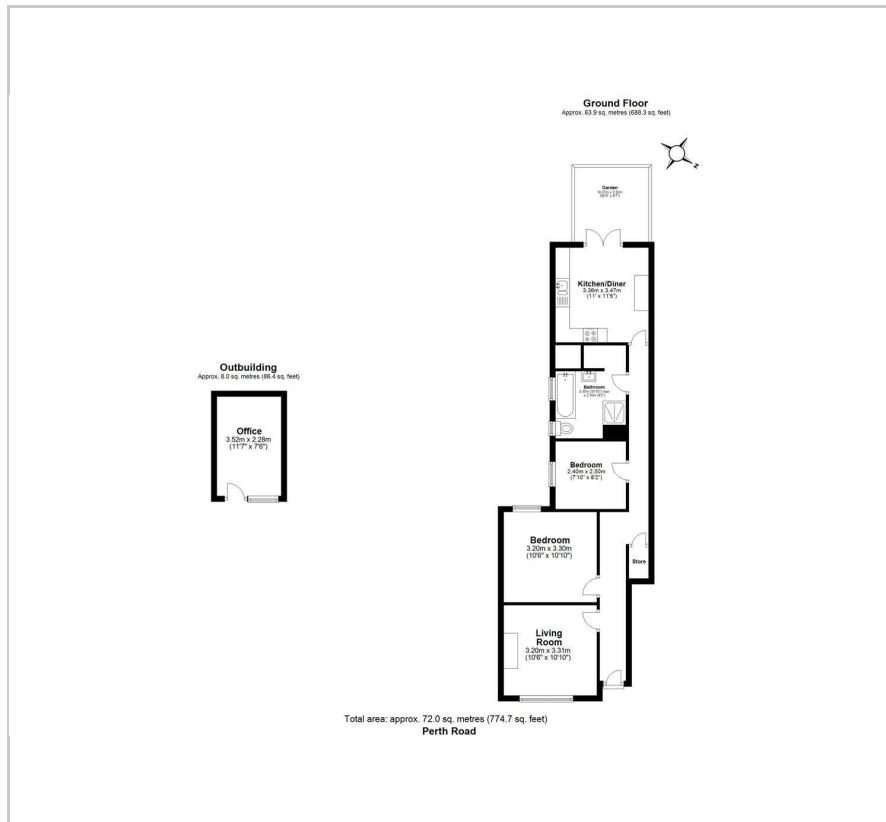




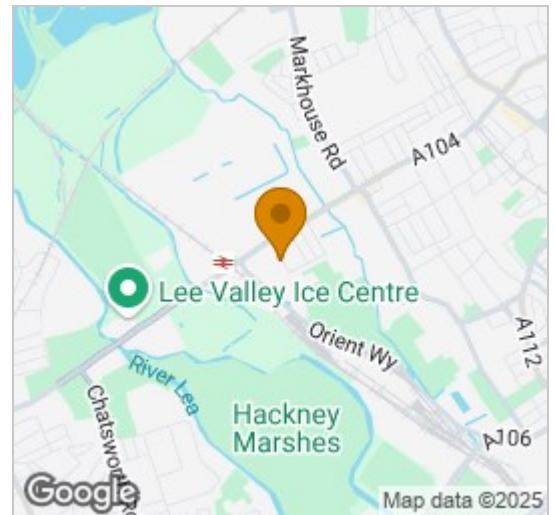
16 Perth Road  
, London, E10 7PB  
Offers in excess of £450,000

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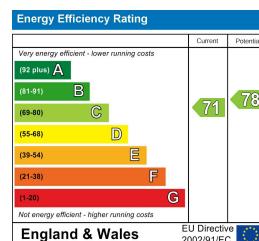
## Floor Plan



## 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.

- VIEWINGS 1ST FEBURARY BY ■ TWO BEDROOM WARNER APPOINTMENT ONLY
- GARDEN STUDIO ■ MOMENTS FROM LEA BRIDGE STATION
- 884 YEAR LEASE ■ LENGTHY PRIVATE GARDEN
- FOLLOW US ON INSTAGRAM AT E10HOMESLEYTON

Arranged in the popular Warner style, with dedicated front door and private rear garden, this two bedroom ground floor apartment brims with practical charm, elegant style and natural light. You're sat just moments from Lea Bridge station, for one stop trips to Stratford.

You have timber floors running underfoot throughout, along with other period highlights, bespoke storage and a fully featured family bathroom, bright kitchen/diner and of course that handy garden studio. The front garden is great for bike storage.

Lea Bridge overground station is just five minutes away on foot, with the wide open greenery of Hackney Marshes and Lea Valley Park just beyond it. Lea Bridge Road itself is just at the end of your street, for all your day to day amenities.

### YOUR NEW HOME

Step inside and your lengthy hallway runs from front to back, with engineered timber floorboards underfoot. Your front reception is immediately on your left, in here a working woodburner sits in an exposed brick hearth, flanked by open shelving and bespoke storage,

Chrome fittings, cream walls and plenty of natural light complete the space.



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.