



102 Dawlish Road  
, London, E10 6QW  
Offers in excess of £475,000

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## Floor Plan



**E10** Homes

Dawlish Road

Approximate Gross Internal Area  
Total = 64.6 sq m / 695 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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## Area Map



## 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.

- **HUGE KITCHEN/LOUNGE**
- **JUST OFF FRANCIS ROAD**
- **CHAIN FREE & 990 YEAR LEASE**
- **10 MINS TO LEYTON TUBE**
- **FOLLOW US ON INSTAGRAM AT E10HOMESLEYTON**

An immaculately finished ground floor two bedroom home. Move in ready and with a lengthy stretch of private green garden, a vast open plan kitchen and lounge. All just moments from Francis Road and only ten minutes from Leyton Station.

Stylishly finished, this two bedroom ground floor apartment features a large sociable open plan kitchen and lounge and a gorgeous green south west facing garden. Chain free, move in ready and with a lengthy 990 year lease this is a rare find perfect for first time buyers.

You're perfectly placed, moments from the vibrant independent social hub of Francis Road and surrounded by Ofsted rated 'Outstanding' schools. You're also only a ten minute walk from Leyton station, which will deliver you to Liverpool Street and the City in eleven minutes.

### YOUR NEW HOME

Your new 700 square foot home is instantly characterful and striking from the exterior with stone cladding and intricate period mouldings decorating the handsome facade.

Moving inside, through your bright and airy hallway and on into your vast 380 square foot lounge space, sure to be the showstopping social heart of your home. It's all lit by a bountiful box bay window, illuminating your



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.