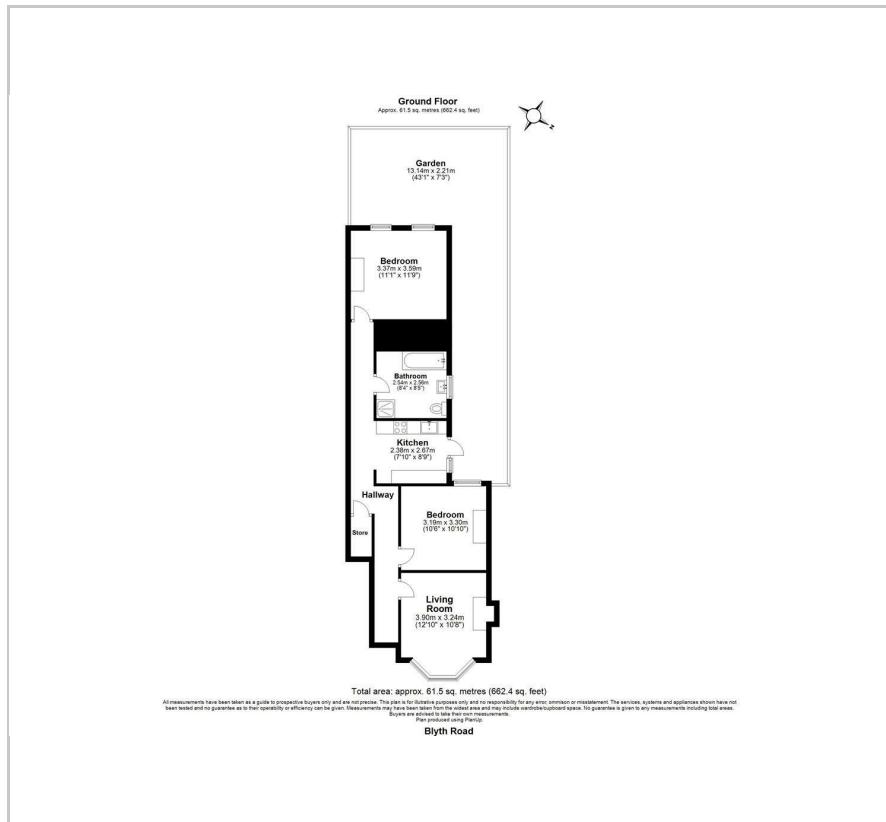




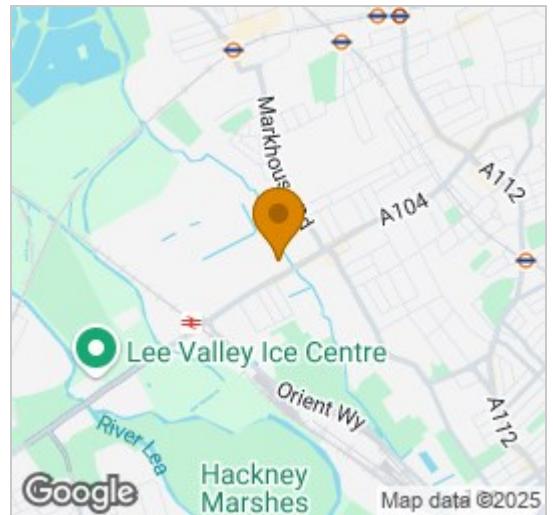
**31 Blyth Road**  
London, E17 8HP  
Offers in excess of £475,000



## Floor Plan



## 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.

- TWO BEDROOM GROUND FLOOR ■ IMMACULATE THROUGHOUT WARNER
- LUSH REAR GARDEN ■ SHARE OF FREEHOLD
- SHORT STROLL TO LEYTON ■ FOLLOW US ON INSTAGRAM JUBILEE PARK @E10HOMESLEYTON
- VIEWINGS 8TH FEBRUARY BETWEEN 13:00 - 15:00

A superb example of East London's signature Warner apartments, two bedrooms with dedicated front door and shared garden which has the possibility of being made private if desired. Bright and stylish throughout, you're sat just off Lea Bridge Road, and a short walk from Lea Bridge Road overground.

Smooth, dark engineered hardwood runs underfoot in the hallway, lounge and bedrooms, while your bathroom's smartly finished in marbled tilework, with underfloor heating keeping things cosy. Original features are everywhere.

You're just the right distance from the thoroughfare of Lea Bridge Road, perfect for shops, supermarkets and all your day to day needs. The open greenery of Leyton Jubilee Park is less than ten minutes away and there are plenty of pubs and cafes within easy reach.

### YOUR NEW HOME

Step through your dedicated front door, finished in Farrow & Ball Hague Blue, for that trademark, lengthy Warner hallway with everything laid open to the famously flexible layout.

First on the right is your living room, a serene, softly lit affair in dusky pink with bespoke storage and open shelving either side of a charming original vintage hearth and mantel. 130 square feet of warm and



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.