



Whitney Road, Leyton, E10 7HG

GUIDE PRICE  
£325,000

 **Coultons**



## PROPERTY SUMMARY

Guide Price £325,000 to £350,000

Situated on a quiet residential road and set on the first floor in this Victorian house is this well proportioned one bedroom flat. The property benefits from a spacious living room, a kitchen with dining area, fitted bathroom, double glazing, and gas central heating.

We have been advised that the remaining lease on the property is in the region of 950 years, with an annual ground rent of £75 and annual service charge including building insurance is £1500.

Whitney Road is located very close to the shopping area of Bakers Arms with its vast array of retailers, restaurant, coffee shops along with Whipps Cross Hospital and various parks/green spaces. Walthamstow Central is within easy reach from the property where you find the infamous market and shopping mall. Public transport links includes several bus routes along with Walthamstow Central Underground (Victoria Line) and Overground Station (Weaver Line). Further public transport links include Leyton Midland Overground Station and Leyton Underground Station (Central Line) which are also within walking distance.

In our opinion this property would be an ideal purchase for a first time buyer or someone downsizing and viewing is highly recommended.

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### First Floor

Approx. 47.8 sq. metres (514.8 sq. feet)



Total area: approx. 47.8 sq. metres (514.8 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements. Plan produced using PlanUp.

**Whitney Road**

### LOCAL AUTHORITY

Waltham Forest

### TENURE

Leasehold

### COUNCIL TAX BAND

B

### VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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