



**CHURCHILL**  
estates



# Peppermint Place, Leytonstone

£325,000

Tenure: Leasehold

Floor Area: 538.20 sq ft

Local Authority: Waltham Forest

Council Tax Band: B

Bedrooms : 1

Receptions : 1

Bathrooms : 1

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	76
(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	











Churchill Estates are pleased to offer this well presented one double bedroom top floor flat, providing approximately 538 sqft of internal accommodation.

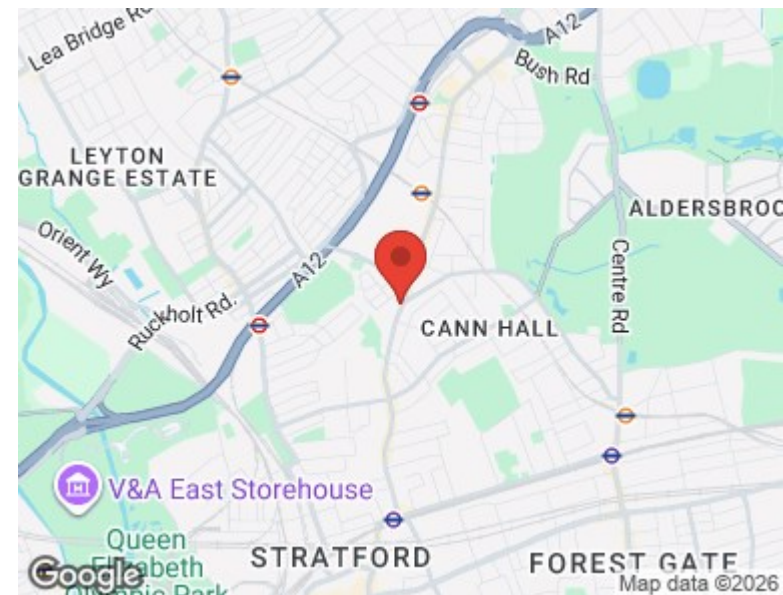
The property is arranged across one level and features a substantial kitchen/diner with ample space for dining whilst boasting plenty of cupboard / worktop space and integrated appliances. The spacious living room provides enough space for both a sitting area and a home office. A generous double bedroom offers built in storage and direct access to a private west facing balcony, while a newly renovated three piece family bathroom which is fully tiled and includes built-in speakers completes the accommodation.

Further benefits include two internal storage cupboards, double glazing and gas central heating, with the boiler serviced as recently as October 2025. A recently updated entry phone system, CCTV and access to ample resident permit parking spaces.

Ideally located within walking distance of Langthorne Park and Leytonstone High Street the property is also well connected to transport links with Leyton Station 0.6 miles away and Leytonstone Station 0.7 miles away.

This home is perfect for first time buyers and young families alike and viewings are recommended.

For more information or to arrange an appointment to view please contact the office at your earliest convenience to avoid disappointment.

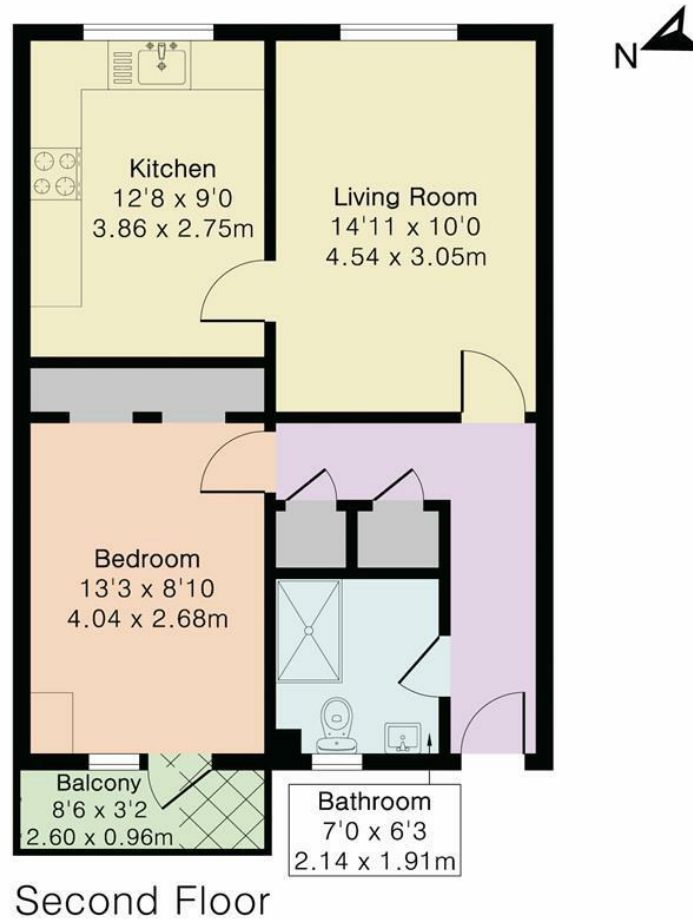








Approximate Gross Internal Area 557 sq ft - 52 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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