



GROUND FLOOR
608 sq ft. (56.5 sq m.) approx.



TOTAL FLOOR AREA: 608 sq ft. (56.5 sq m.) approx.
While every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misdescription. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition. The vendor does not make or give any warranty in relation to these items.

| Energy Efficiency Rating | | |
|--|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs (92 plus) A | | |
| (81-91) B | | 79 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 44 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| EU Directive 2002/91/EC | | |



The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.

Two bedroom ground floor Warner built maisonette, requiring modernisation

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Perth Road, Leyton, E10 7PA
£350,000 Leasehold

Tenure: Leasehold
Lease Information: 1000 years from 25/12/1908 (886 years remaining)
Ground Rent: £5
SERVICE CHARGE: £NIL
EPC rating: A B C D E
Council Tax Band: B



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To view call **0208 503 6060**
Email walthamstow@churchill-estates.co.uk

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MODERNISATION OPPORTUNITY. Situated on the popular 'Clementina estate' is this two double bedroom ground floor Warner built maisonette, which whilst having the benefit of gas central heating and double glazing, still does require total cosmetic modernisation and remodelling. Rarely does an opportunity to arise to acquire a property which allows you to redesign to make your ideal home.

Being situated off Lea Bridge Road the property is accessible to Lea Bridge Station, the cycle super highway giving access to Hackney/Dalston and the City beyond, whilst also being a stroll to Leyton Jubilee Park

