

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	



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

**CHURCHILL**  
estates

To view call **0208 503 6060**  
Email [walthamstow@churchill-estates.co.uk](mailto:walthamstow@churchill-estates.co.uk)

Two bedroom ground floor Warner built maisonette, requiring modernisation

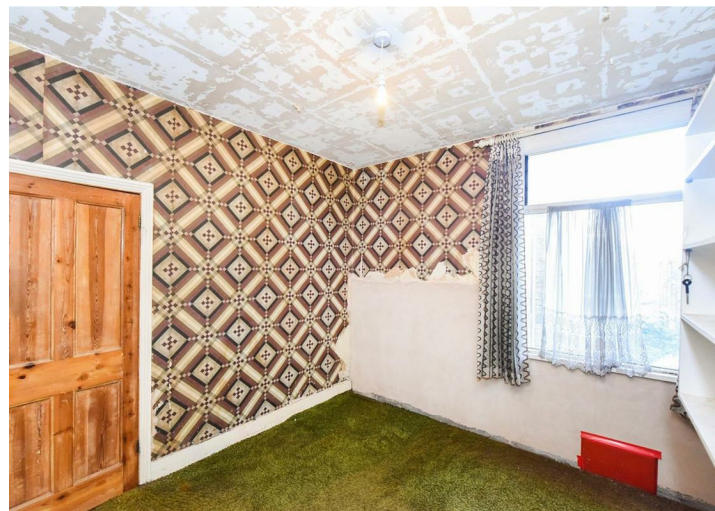
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**Perth Road, Leyton, E10 7PA**  
**£350,000 Leasehold**



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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

