



TOTAL FLOOR AREA: 614 sq. ft. (57.0 sq. m.) approx.
We have every effort been made to ensure the accuracy of the floor plan and measurements of this, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for general information only and should be used as a guide only. It is not intended to be used as a contract. The dimensions shown are approximate and should be used as a guide only. The agent is not responsible for any error or omission.

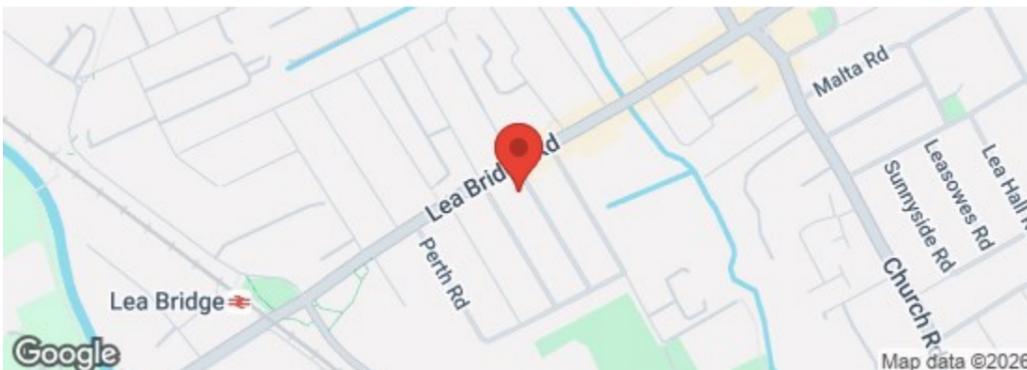
Council: LBWF | Council Tax Band: B | Floor Area: 614.00 sq ft

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Morieux Road, Leyton, E10 7LL
£425,000 Leasehold

Bedrooms: 2 | Reception Rooms: 1 | Bathrooms: 1

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		68	76
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.

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Request a Viewing: **0208 503 6060** Email: walthamstow@wearechurchills.co.uk



Situated on the Morieux Road is this delightful upper maisonette offers a perfect blend of comfort and convenience. With two bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat close to the heart of the city.

The property offers a bright and spacious reception room with bay window, that serves as a versatile space for relaxation and entertainment. The room is filled with natural light, creating a warm and inviting atmosphere. The maisonette offers both modern bathroom and kitchen, ensuring that your daily routines are both comfortable and efficient.

Located in a vibrant neighbourhood, residents will enjoy easy access to local amenities, including shops, cafes, and Leyton Jubilee Park, all within a short distance. The excellent transport links nearby make commuting to central London and beyond a breeze, enhancing the appeal of this lovely home.

This upper maisonette on Morieux Road presents a wonderful opportunity for those looking to embrace London living in a charming and accessible setting. With its inviting spaces and prime location, it is a property not to be missed.

