



St. Helens Place, London, E10 7NL Offers In Excess Of £350,000



**** WELL PRESENTED 2 BED APARTMENT WITH ALLOCATED PARKING IN LEYTON, OFF LEA BRIDGE ROAD. ALLOCATED PARKING AND LOTS OF LOCAL AMENITIES ****

OC Homes present to the sales market, this spacious two bedroom apartment on the second floor of this modern development in Leyton. The apartment is a very good size and boasts lots of local amenities and great transport links.

Accommodation comprises; entrance hallway, a bright and spacious open plan reception room with fully integrated fitted kitchen, two double bedrooms and modern three piece bathroom. The property is a great size at 767 sq ft, and is well presented with large double bedrooms and lots of natural light throughout.

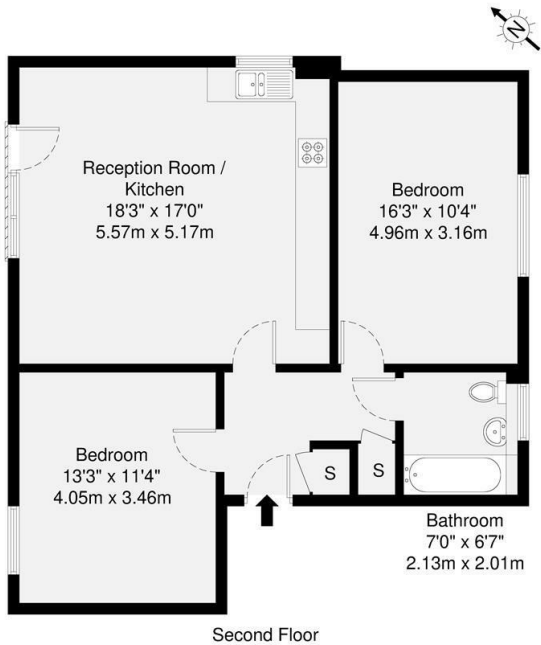
The property is located on a quiet residential turning off Lea Bridge in Leyton, on the border with Hackney, with a choice of local shops and amenities in the area as well as being near Lea Bridge Overground Station for easy access into the City and Stratford Westfield. It is also just a 20-minute walk to Chatsworth Road with its famous Sunday market and only 5-minute walk to the open, green spaces of Hackney and Walthamstow. To arrange a viewing please call the OC Homes sales team now.

- GREAT SIZE 2 BEDROOM APARTMENT
- MODERN DEVELOPMENT
- ALLOCATED PARKING
- LOTS OF LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS
- IDEAL FIRST TIME PURCHASE

Viewing

Please contact our OC Homes Leyton Office on 02085561212 if you wish to arrange a viewing appointment for this property or require further information.





GROSS INTERNAL AREA (GIA) The top-up of this property	TOTAL STORAGE SPACE Storage and wardrobe total area	EXTERNAL FEATURES Cladding, Blinds, Fencing, Transoms etc.	RESTRICTED HEADHEIGHT Limited on area under 2.0m
71.3 sq m / 767 sq ft	1.1 sq m / 11 sq ft	0.0 sq m / 0.0 sq ft	0.0 sq m / 0.0 sq ft

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison VUE



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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(38-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		80	81



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.