



3 Conduit Way, Leyton, E10 5ZD

Fixed Asking Price £234,000



**** STUNNING 2 BED APARTMENT OFFERED CHAIN FREE WITHIN SHORT WALK TO LEYTON TUBE STATION. OVER 800 SQ FT, TWO BALCONIES, TWO BATHROOMS AND SECURE BICYCLE STORAGE ****

*** BUILT 2024 - 45% SHARED OWNERSHIP ***

OC Homes are delighted to present to the sales market, this beautifully presented two bedroom, two bathroom apartment on the third floor of this modern development in Leyton. The development is only two years old having been completed in 2024 and is located ideally for easy access into the City with a number of local amenities. This is a 45% share of the property with rent to be paid for the remaining 55% owned by Sage Homes. There is the opportunity to staircase up to the full 100% in future.

Accommodation comprises; entrance hallway, a bright and spacious open plan reception room with fully integrated fitted kitchen, leading out to a good size, south facing private balcony, modern three piece bathroom, two double bedrooms (one with en-suite shower room), both leading out to a large full width private balcony. The property is offered chain free, is a great size at 816 sq ft, provides lots of internal space with storage, and presented very well with a south facing reception room giving the apartment lots of natural light throughout the day. To arrange a viewing please call the OC Homes sales team now.

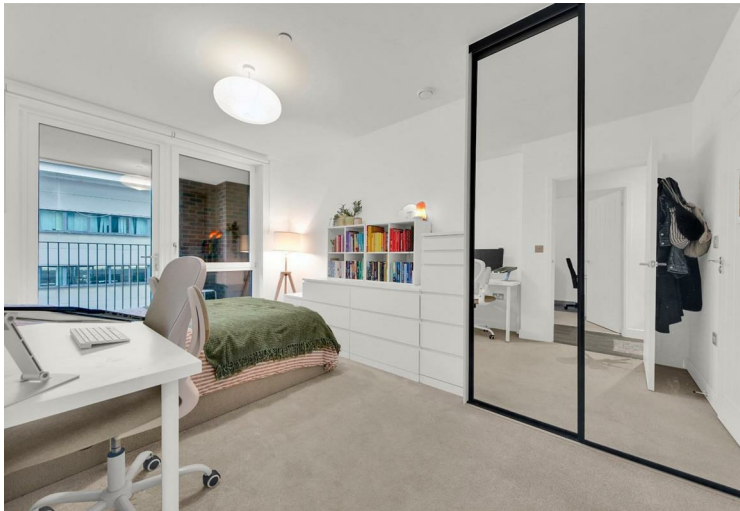
- 45% SHARED OWNERSHIP OPPORTUNITY
- MODERN DEVELOPMENT BUILT 2024
- OVER 800 SQ FT
- SOUTH FACING LIVING AREA
- TWO BALCONIES
- EXCELLENT TRANSPORT LINKS
- LOTS OF LOCAL AMENITIES
- CHAIN FREE

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.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A	95	95
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(38-54) E			(38-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



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