



St. Helens Place, London, E10 7NL

Asking Price £87,500



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

* 25% SHARED OWNERSHIP *

OC Homes present to the sales market, this spacious two bedroom apartment on the second floor of this modern development in Leyton. This is a 25% share of the property with rent to be paid for the remaining 75%. There is the opportunity to staircase up to the full 100% at a value of £350,000.

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.

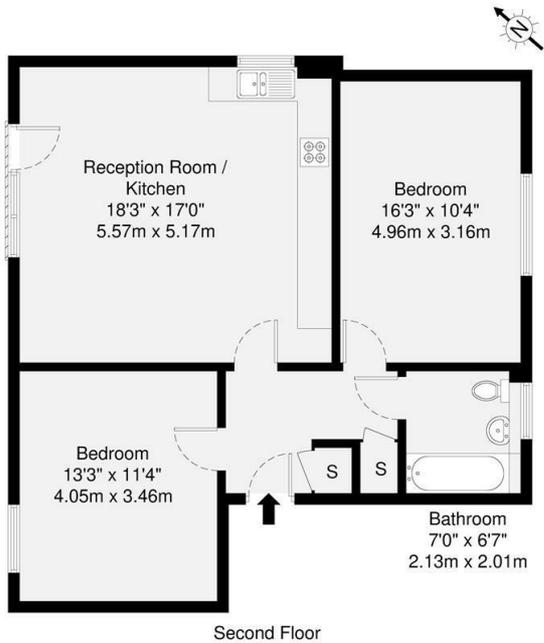
The property is located on a quiet residential turning off Lea Bridge in Leyton, on the border with Hackney, with a choice of local shops and amenities in the area as well as being near Lea Bridge Overground Station for easy access into the City and Stratford Westfield. It is also just a 20-minute walk 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.

- 25% SHARED OWNERSHIP
- MODERN DEVELOPMENT
- ALLOCATED PARKING
- GREAT SIZE APARTMENT
- LOTS OF LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS
- SCOPE TO INCREASE SHARE UP TO 100%
- 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 of this property | TOTAL STORAGE SPACE Storage and wardrobe total area | EXTERNAL FEATURES Garden, Balcony, Terrace, Transoms etc. | RESTRICTED HEADHEIGHT Limited on one side 1.5m |
| 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 | | Environmental Impact (CO ₂) Rating | |
|---|-------------------------|--|---|
| Very energy efficient - lower running costs | Current | Potential | Very environmentally friendly - lower CO ₂ emissions |
| (92 plus) A | | | (92 plus) A |
| (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 |
| | 80 | 81 | 80 |
| England & Wales | EU Directive 2002/91/EC | | England & Wales |
| | | | EU Directive 2002/91/EC |



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.