



Maud Road, Leyton, E10 5QS

Offers In Excess Of £375,000



**** SPACIOUS 2 BED 2 BATH APARTMENT WITH SOUTH FACING BALCONY IN LEYTON - CHAIN FREE ****

OC Homes are delighted to offer to the sales market, this bright and spacious two bed two bath second floor apartment in a modern development located by Leyton Tube Station and Leyton Mills Retail Park. The property is ideally situated within walking distance to Leyton Underground Station (Central Line), off High Road Leyton and within a short walk to the sought after Francis Road, with its choice of boutique shops, bars and eateries. The property is to be sold chain free and presented very well throughout.

Accommodation comprises; entrance hallway, large open plan reception room with modern kitchen, two double bedrooms, en-suite bathroom to the master, three piece shower room, and large south facing private balcony. Built in 2005, the property benefits from contemporary design and modern amenities, making it a low-maintenance option for busy lifestyles.

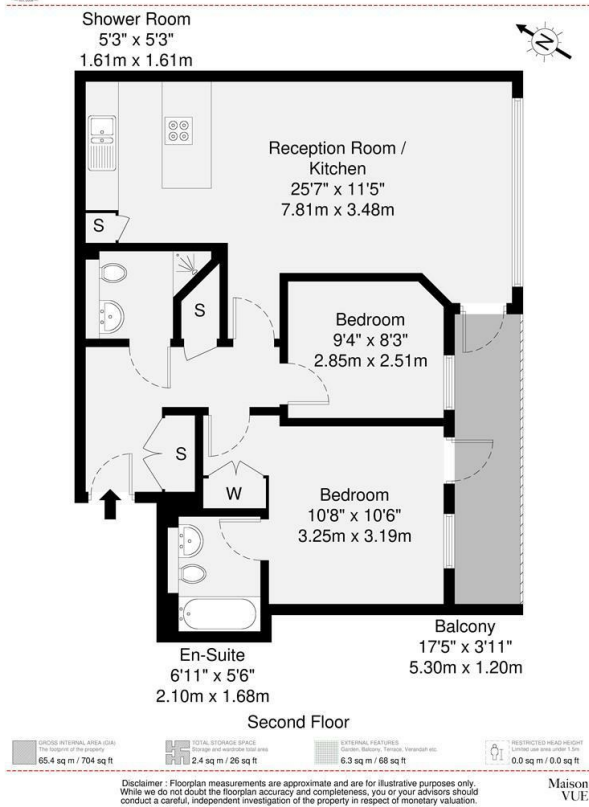
Leyton is known for its excellent transport links, with easy access to central London, making this flat not only a comfortable home, but also a strategic location for commuters. The surrounding area offers a variety of local shops, cafes, and parks, enhancing the appeal. It is offered chain free, is a great size at over 700 sq ft and ideal for buyers looking for a conveniently located apartment with excellent transport links and amenities. To arrange a viewing please call the OC Homes sales team now.

- TWO BED TWO BATH APARTMENT
- LARGE SOUTH FACING BALCONY
- LOCATED BY LEYTON MILLS RETAIL PARK
- SHORT STROLL TO LEYTON TUBE STATION
- LOTS OF LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS
- IDEAL FIRST TIME PURCHASE
- CHAIN FREE

Viewing

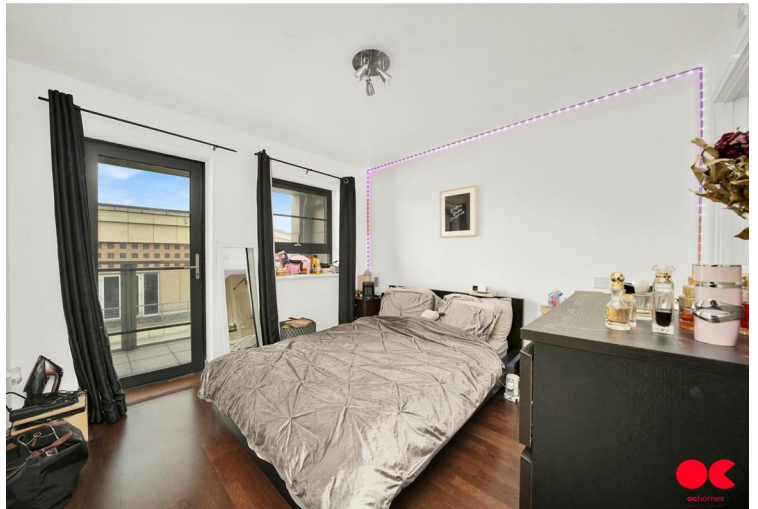
Please contact our OC Homes Leyton Office on 02085561212 if you wish to arrange a viewing appointment for this property or require further information.





Energy Efficiency Rating		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	

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			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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