Murchison Road, Leyton, E10 6LT
Offers In Excess Of £400,000

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** 2 BED GROUND FLOOR ABRAHAMS FLAT OFF FRANCIS RD IN LEYTON - IDEAL RENOVATION PROJECT. ZERO SERVICE CHARGE & CHAIN FREE **

* VIRTUAL TOUR AVAILABLE ONLINE *

OC Homes are delighted to offer for sale, this two bedroom ground floor Abrahams flat with private garden in a sought after area off Francis Rd, Leyton, E10. The property is located in a sought after location, makes an ideal renovation project and is offered chain free with low maintenance costs (just ground rent of £150 per year).
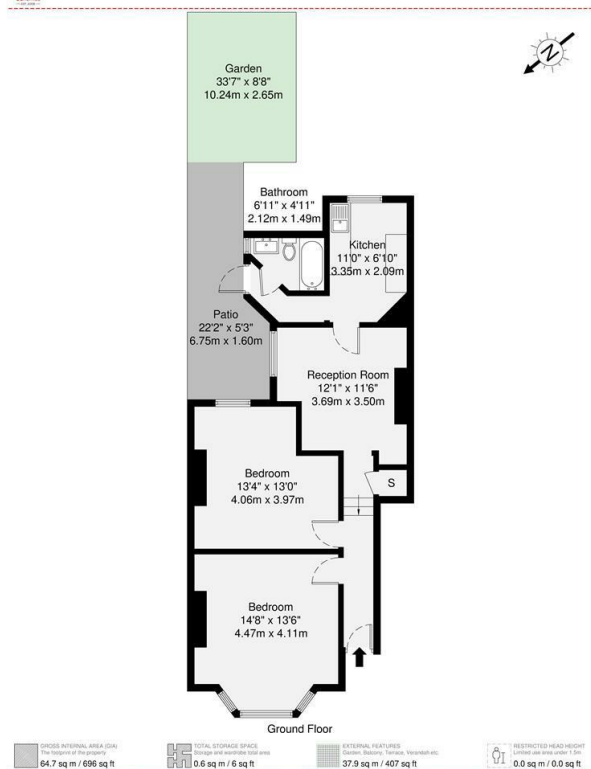
Accommodation comprises; entrance hallway, two double bedrooms, reception room, kitchen, bathroom, and access to a private garden. Located within walking distance of both Leyton Tube (Central Line) and Leyton Midland Overground stations, the property boasts easy access in to the City and West End as well as a number of local amenities including shops, bars, and restaurants on the ever popular Francis Rd, and is a short walk to the green spaces of Sidmouth Park or Coronation Gardens. Offered to the market chain free, the property is ideal for the first timer buyer or buy to let investor. To arrange a viewing please call the OC Homes sales team.

- TWO BEDROOM GARDEN FLAT
- IDEAL FIRST TIME PURCHASE
- SOUGHT AFTER LOCATION
- NO SERVICE CHARGE TO PAY
- LOTS OF LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS
- PERFECT PROJECT HOME
- CHAIN FREE

Viewing

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

Garden
33'7" x 8'8"
10.24m x 2.65m

Bathroom
6'11" x 4'11"
2.12m x 1.49m

Kitchen
11'0" x 6'10"
3.35m x 2.09m

Patio
22'2" x 5'3"
6.75m x 1.60m

Reception Room
12'1" x 11'6"
3.69m x 3.50m

Bedroom
13'4" x 13'0"
4.06m x 3.97m

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Bedroom
14'8" x 13'6"
4.47m x 4.11m

Ground Floor

GROSS INTERNAL AREA (GIA) The footprint of the property 64.7 sq m / 696 sq ft	TOTAL STORAGE SPACE Storage and wardrobe total area 0.6 sq m / 6 sq ft	EXTERNAL FEATURES Garden, Balcony, Terrace, Verandah etc 37.9 sq m / 407 sq ft	RESTRICTED HEAD HEIGHT Limited use area under 1.5m 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

Map data ©2025

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	73	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales   EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	73	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales   EU Directive 2002/91/EC

homes

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