



**Manor Road Leyton E10 7HW**

**Spacious & Well Presented One Bedroom Garden Flat With Cellar Offers Over £350,000 L/H**



Nestled on the charming Manor Road in Leyton, this delightful one-bedroom flat conversion offers a perfect blend of period features and modern living. Spanning an impressive 696 square feet, the property boasts a spacious lounge that opens through double doors to a generous 42-foot rear garden, ideal for enjoying sunny afternoons or hosting gatherings with friends and family.

The flat comprises a well-appointed bedroom and a bathroom, ensuring comfort and convenience. Additionally, a separate utility area and a cellar present exciting potential for conversion into a home office or snug, catering to the needs of contemporary living. The seller is also committed to extending the lease to an impressive 125 years upon completion of the sale, providing peace of mind for future homeowners.

Situated close to Lea Bridge Road, residents will benefit from excellent transport links, making commuting a breeze. The nearby shopping amenities cater to everyday needs, while the picturesque Leyton Jubilee Park is just a short stroll away, perfect for leisurely walks or outdoor activities.

With its prime location between Lea Bridge and Leyton Midland Road stations, this property is an ideal first-time purchase for those seeking a blend of comfort, convenience, and charm in a vibrant community. Don't miss the opportunity to make this lovely flat your new home.



**Entrance Via**

communal door to communal hallway - door to:

**Hallway**

radiator - power points - carpet to remain - doors to:

**Bedroom**

three splay double glazed sash window to front elevation - two radiators - power points - carpet to remain.

**Bathroom**

ceiling mounted extractor fan - three piece suite comprising of a panel enclosed bath with mixer taps to shower attachment - low flush w/c - pedestal wash basin - tiled walls - heated towel rail - tiled floor covering.

**Lounge**

double glazed window to side elevation - radiator - feature fireplace - power points - carpet to remain - double glazed double door to rear garden - opening to:

**Fire Place****Utility Room**

double glazed window to rear elevation - skylight window - wall mounted imini boiler - space and plumbing for washing machine - radiator - power points - vinyl floor covering - opening to:

## Kitchen



range of eye and base level units incorporating a one and a half bowl sink with mixer taps and drainer - built in oven with four point gas hob and extractor fan over - space for fridge/freezer - tiled splash backs - power points - vinyl floor covering.



## Cellar



Rear Garden  
42'6" (12.97)



partially paved with remainder laid to lawn

### Additional Information:

The lease has 106 Years remaining, the seller will extend the lease inline with the sale and grant a 125 year lease upon completion

The current service charge is £0.00 per annum and is reviewed yearly.

The ground rent is £0.00 per annum.

Council Tax London Borough of Waltham Forest Band B

Parking: On Street, a permit must be acquired from the local council.

An Ofcom online search shows that there is the following coverage via the following mobile networks:  
EE: Indoor voice and data coverage likely. Outdoor voice and data coverage likely.

Three: Indoor voice and data coverage limited. Outdoor voice and data coverage likely.  
O2: Indoor voice and data coverage likely. Outdoor voice and data coverage likely.  
Vodafone: Indoor voice and data coverage limited. Outdoor voice and data coverage likely.

An Ofcom Online search shows that standard, superfast and ultrafast broadband is available. (you may need to organise installation of an FTTP connection in order to achieve ultrafast speeds).

This checker shows the predicted broadband and mobile coverage availability and performance at your address. Please make your own enquiries prior to making an offer.

The property has mains electric, mains gas, mains water, mains sewerage and is heated via gas central heating.

The tile register states the following:

A Conveyance of the freehold estate in the land in this title and other land dated 17 June 1892 made between (1) The Home Counties Land & Investment Company Limited and (2) John Sivell contains covenants details of which are set out in the schedule of restrictive covenants hereto.

The following are details of the covenants contained in the Conveyance dated 17 June 1892 referred to in the Charges Register:- Covenant by Purchaser his heirs executors administrators and assigns with Company their successors and assigns and so that burden of covenant shall run with said hereditaments and the benefit of covenant shall run with remainder of said Estate that Purchaser and heirs and assigns will for time to time and at all times hereafter observe and perform stipulations contained in the First Schedule thereto so far as the same relate or concern the said hereditaments The First Schedule

1. Fences - The Purchaser shall forthwith make and afterwards maintain a good and sufficient fence next the roads and on the sides of his Lots marked "T" on the plan referred to in the said particulars of sale within the boundary.

2. Building Line - No erection (except the external fences) shall be set up nearer the road that the building line shewn on the said plan and such external fences shall not exceed six feet in height.

3. Value of Buildings - No Building (other than a private dwellinghouse or outbuildings appurtenant thereto) shall be erected on any of the said pieces of land hereinbefore expressed to be hereby conveyed and no such dwellinghouse shall be of less value than Two hundred pounds such value being the net first cost in materials and labour at lowest current prices.

4. Prohibited trades etc. - No operative machinery shall be placed on the said land nor shall any noise noisy or offensive trade or the trade of an Innkeeper licensed victualler publican beerhouse keeper or retailer of wines spirits or beer be carried on nor shall any hut shed caravan house on wheels or other chattel intended for use as a dwelling nor any shows booths swings or roundabouts be placed on the said land and should this stipulation be infringed the Company or owner of any other lot on the said Estate may forcibly enter and remove such erections or chattels without liability to damages in any event.

5. Roads - The Purchaser shall at his own expense maintain one moiety of any road abutting upon his lots so far as the same abut on such lots until the same is adopted and repaired by some public body.

6. Excavations - The soil shall not be excavated to a greater depth than is needful for building and no bricks shall be made or burnt on the said land.

NOTE: No copy plan referred to was supplied on first registration.

Please note: the figures and information quoted above have been provided by the seller and documentary proof is awaited.

### Referral Services

David Daniels can recommend a conveyancer and an independent financial advisor for you if required. These recommendations come from companies that we have worked with and have found to be efficient and reliable.

David Daniels will receive a referral fee from the below companies should you take up the services, these are as follow and will not impact upon the quotes you are given:

Sweeney Miller Solicitors & Knight Richardson Solicitors £240.00 INC VAT.

Mortgage Referral to Clickmortgages.net : 50% of procurement fee paid by the lender to the financial advisor on completion of your mortgage.

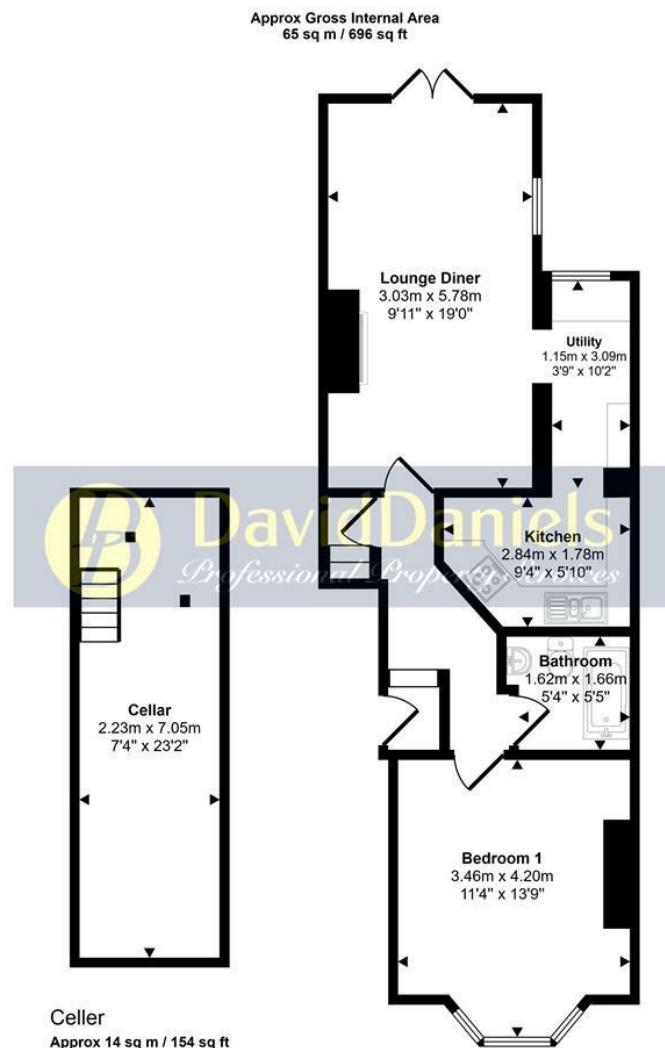
Please note that this arrangement does not affect the way in which David Daniels will act for you. Any advice given is completely independent.

Please get in touch should you require a quotation and we will be pleased to organise this for you.

### Disclaimer

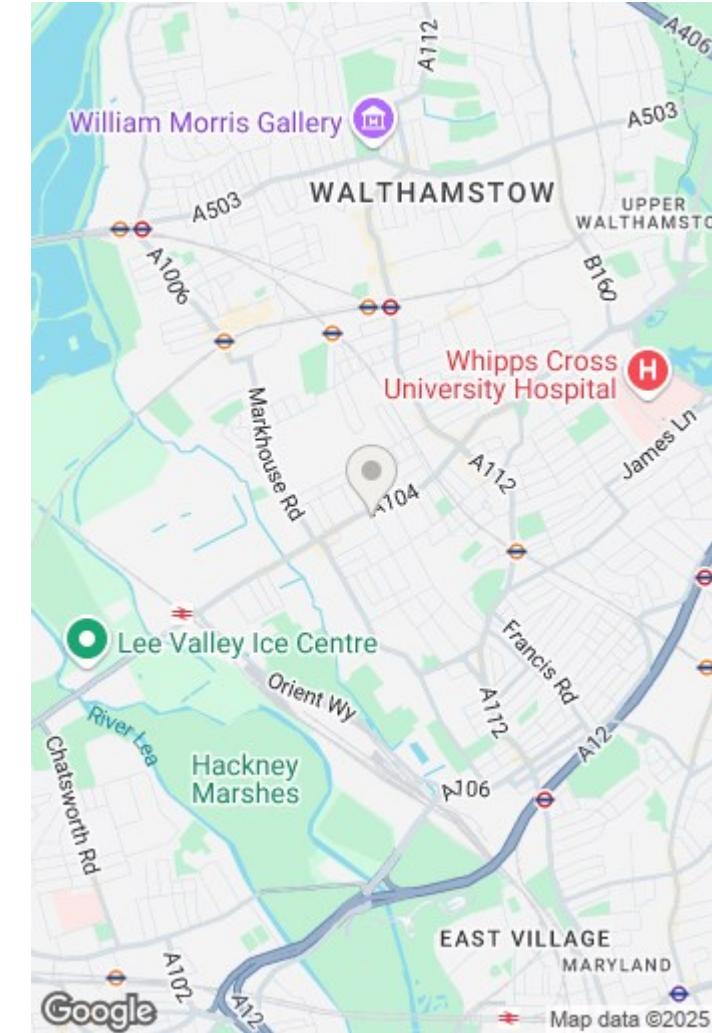
The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Make Snappy 360.

The information provided about this property does not constitute or form part of an offer or contract, nor may be it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.



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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		