



Murchison Road, Leyton, E10 6LT

Offers In Excess Of £425,000



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

*** VIRTUAL TOUR AVAILABLE ONLINE ***

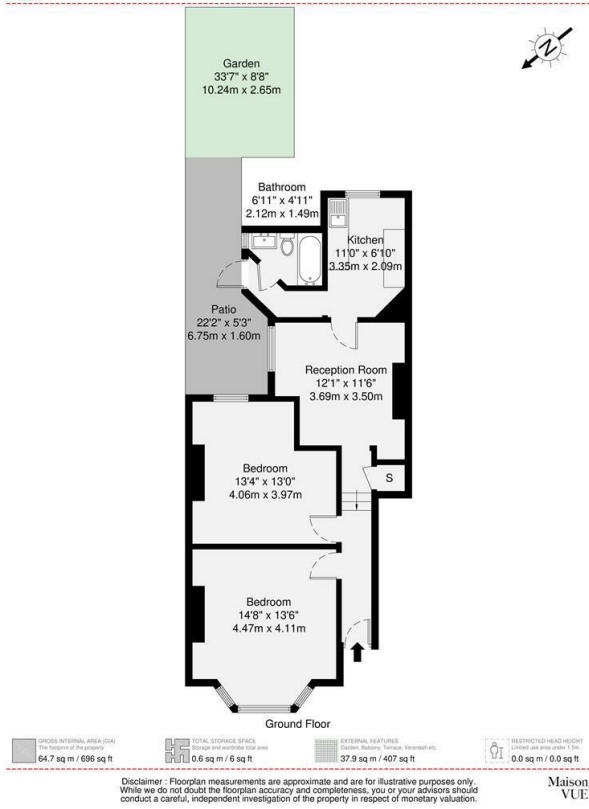
OC Homes are delighted to offer for sale, this two bedroom ground floor Abrahams flat with private garden in a sought after area off Francis Rd, Leyton, E10. The property is located in a sought after location, makes an ideal renovation project and is offered chain free with low maintenance costs (just 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 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		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(38-54) E			(38-54) E		
(21-37) F			(21-37) 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	



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.