



Oliver Road, Leyton, E10 5LF

Offers In Excess Of £350,000



**** 2 BED 2 BATH APARTMENT WITH BALCONY IN LEYTON - DIRECT VIEWS OF FOOTBALL GROUND ****

*** VIRTUAL TOUR ONLINE ***

OC Homes are delighted to offer to the sales market, this bright and spacious 2 bed 2 bath second floor apartment in a modern development by Leyton Orient Football Ground with direct views of the full pitch. The property is ideally situated within walking distance to Leyton Underground Station (Central Line) and the sought after Francis Road, with its choice of boutique shops, bars and eateries. The property is to be sold chain free. It boasts direct views of the whole pitch from the balcony with a host of local amenities and green spaces within walking distance.

Accommodation comprises; A large open plan reception room with modern kitchen, two double bedrooms, En Suite shower room to the master, three piece bathroom suite, and private balcony looking out onto the football pitch. The property boasts full length windows that provide lots of natural light throughout, with great sized living accommodation, offering the ideal first time purchase or secure buy to let investment.. This property is offered chain free and sure to attract a lot of interest. To arrange a must see viewing, please call the OC Homes Sales team now.

- TWO BED TWO BATH
- FULL VIEW OF FOOTBALL PITCH
- PRIVATE BALCONY
- SECOND FLOOR
- LOTS OF LOCAL AMENITIES
- SHORT WALK TO LEYTON TUBE
- IDEAL FIRST TIME BUY
- CHAIN FREE

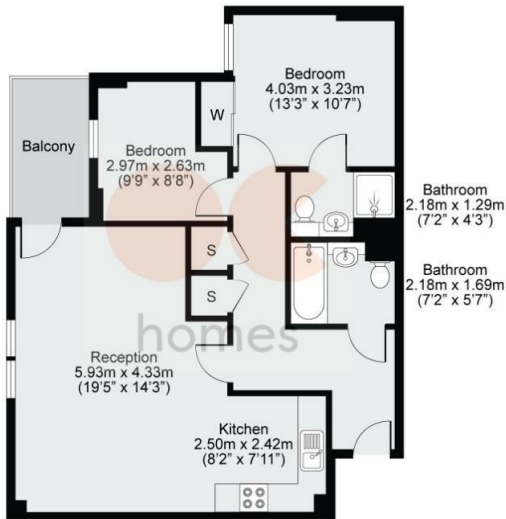
Viewing

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



Johnston Court, Oliver Road, Leyton, London E10

Approx. Gross Internal Area = 70.9sqm / 763.2sqft



Second Floor



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		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		77	80
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		75	75
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.



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