



Langthorne Road, London, E11 4HR

Offers In Excess Of £325,000



****GROUND-FLOOR FLAT LOCATED WITHIN A SHORT WALK FROM LEYTON UNDERGROUND STATION - NEW 125 YEAR LEASE****

OC Homes would like to offer this two bedroom, ground-floor flat, located in a prime location within Leyton. The property offers a spacious lounge, fitted kitchen, two bedrooms and a three piece bathroom suite.

Located just a short walk from Leyton Underground Station (Central Line), the flat offers excellent transport links to Stratford, Liverpool Street, and beyond. The area is home to various shops, restaurants, cafés, and green spaces, making it a popular choice for families and professionals.

Additional benefits include a new 125-year lease, gas central heating, and double-glazed windows.

LEASE: 125 YEARS FROM 2025 (Statutory Lease Extension (via Section 42 Notice Assignment))

SERVICE CHARGES: NIL

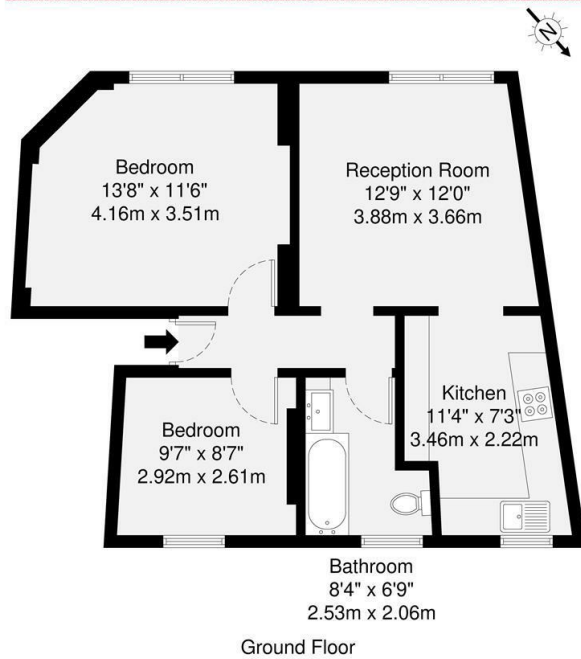
GROUND RENT: £200 pa

- NEW 125 YEAR LEASE (Statutory Lease Extension (via Section 42 Notice Assignment))
- GROUND-FLOOR FLAT
- TWO BEDROOMS
- WALKING DISTANCE TO LEYTON STATION
- NIL SERVICE CHARGE

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.

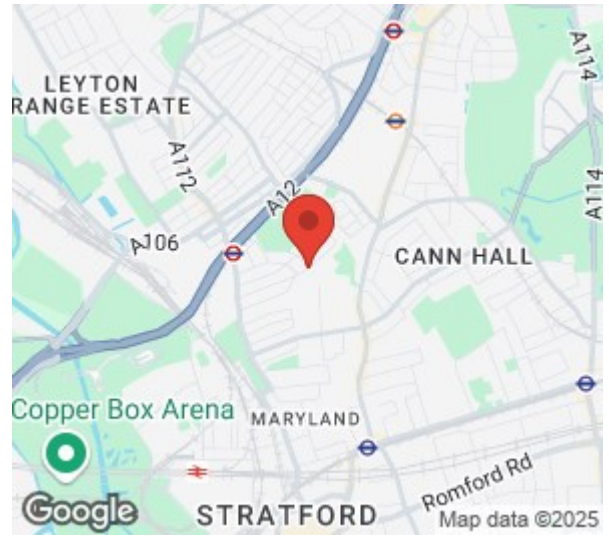




GROSS INTERNAL AREA (GIA) The total floor area: 53.1 sq m / 571 sq ft
 TOTAL STORAGE SPACE Storage area measured 100 sq ft
 EXTERNAL FEATURES: Double, Shower, Trench, Trenchless
 RESTRICTED HEADHEIGHT Limited to 2.0m / 6.6 ft

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			76
(81-91) B			
(69-80) C		62	
(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			80
(81-91) B			
(69-80) C		68	
(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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