



Mornington Road, Bushwood Area E11

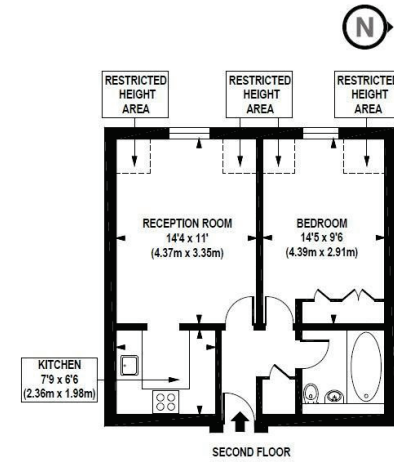
Price £300,000 Leasehold

This beautifully presented one-bedroom top-floor flat is nestled within a secure gated development with off-street parking space and access to well-maintained communal grounds. Popular High Road Leytonstone is located within easy walking distance, hosting an array of eateries, shopping, and Tesco superstore. Leytonstone Central Line tube station is also a short walk away, helping to connect you to the City & beyond.

- Beautifully presented one-bedroom top floor flat
- Leasehold
- Situated within the sought after Bushwood Area E11
- Nestled within a secure gated development
- Spacious open-plan living / dining / kitchen area
- Fitted kitchen incl. integrated oven & hob
- Good size bedroom with built in wardrobe
- Tiled bathroom suite
- Close to open fields
- Good access to tube station and main shopping area

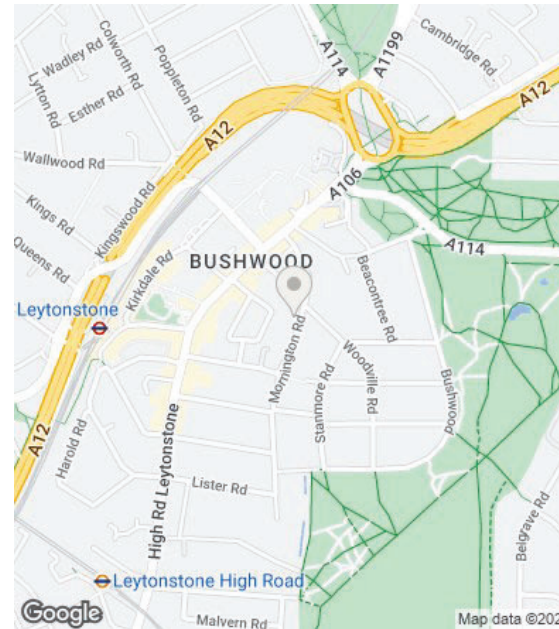


Arrange a viewing
020 3972 2001



APPROX. GROSS INTERNAL FLOOR AREA 454 sq. ft / 42.22 sq. m (including Restricted Height Area)
APPROX. GROSS INTERNAL FLOOR AREA 423 sq. ft / 39.34 sq. m (excluding Restricted Height Area)

Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 92-100 A		Very environmentally friendly - lower CO ₂ emissions 92-100 A	
81-91 B		81-91 B	
69-80 C		69-80 C	
55-68 D		55-68 D	
39-54 E		39-54 E	
21-38 F		21-38 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

(All measurements are approximate sizes and are given as a guide only as obstacles may have prevented accuracy)

All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

Planning & building regulations details for any works carried out on the property should be specifically verified by the purchasers' solicitor before proceeding with the purchase.

"These sales particulars have been prepared by Theydons upon the instruction of the vendor(s) and they shall not constitute an offer or the basis of any contract. Our inspection of the property was purely to prepare these particulars and no form of survey, structural or otherwise was carried out. Services, fittings and equipment referred to within the sales particulars have not been tested (unless otherwise stated) and no warranties can be given. Accordingly the prospective buyers(s) must make their own enquiries regarding such matters"

20 Church Lane, Leytonstone, London, E11 1HG

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Residing here:

This beautifully presented one-bedroom top-floor flat is nestled within a secure gated development with off-street parking space and access to well-maintained communal grounds. Popular High Road Leytonstone is located within easy walking distance, hosting an array of eateries, shopping, and Tesco superstore. Leytonstone Central Line tube station is also a short walk away, helping to connect you to the City & beyond.

Comprising: This stylish home welcomes you in via secure entry phone system, where communal hall and stairs will lead you to your own front door and into your entrance hall with convenient storage cupboard.

The spacious open-plan living area leads seamlessly into the kitchen, via a feature archway, helping to open the space up and making for an ideal room to gather with family and friends. The kitchen is complete with fitted wall and base units, integrated appliances including oven & hob and ample work surface, great for cooking up all your favourite dishes.

The bedroom provides a good size double room with large window to the front, allowing for an abundance of light to fill the space. There are also fitted wardrobe spaces to the bedroom, which are perfect for neatly storing away all your clothing and accessories.

Lastly this home hosts a roomy bathroom suite, where you can enjoy a nice soak in the bathtub after a long day.

Externally: This home provides you with access into well maintained communal grounds and secure gated parking space for one car.

In Addition:

Located within the much sought after Bushwood Area, E11

Short stroll to the vast open green spaces of Wanstead Flats

Great access to local amenities and shopping

Close to Leytonstone High Road Overground Station

Transport links into Westfield City Stratford, The Queen Elizabeth Olympic Park & East Village

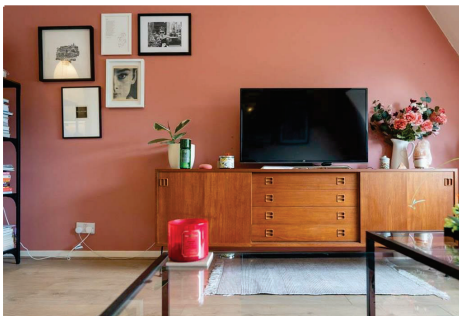
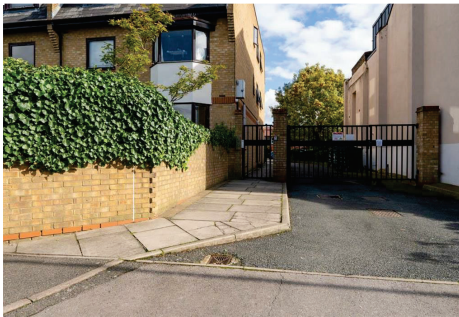
Road Links incl. A12, A406 & M11

Lease: 189 years from 1 April 1991

Ground Rent: Peppercorn

Annual Service Charge: £1500 (approx.)

Service Charge Review Period: 1st April



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Lounge
14'4 x 11'

Bedroom
14'5 x 9'6

Fitted kitchen
7'9 x 6'6

Tiled bathroom suite

Large attractive communal grounds

Gated parking via security gates

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