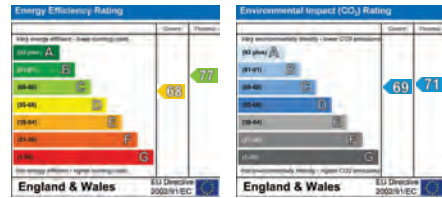
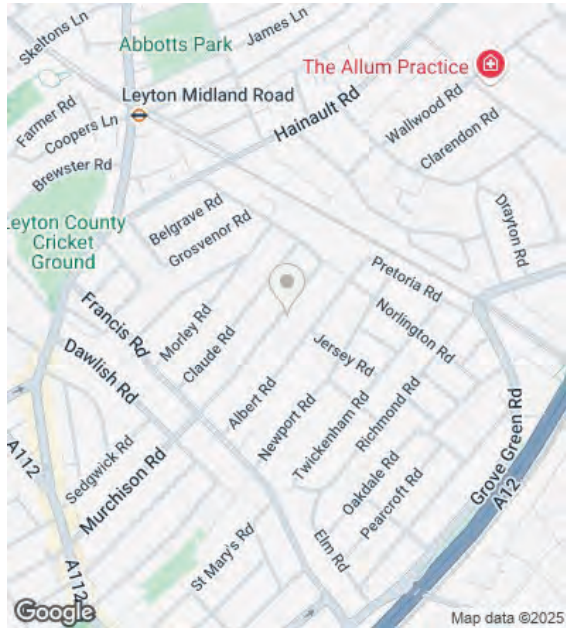


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TOTAL FLOOR AREA: 471 sq ft (43.7 sq m) approx.
 These sales particulars have been prepared by Theydons Limited, a company registered in England and Wales, and are intended to provide a general overview of the property. They are not intended to constitute an offer or a contract. The purchaser should seek professional advice before proceeding with the purchase.



(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"

Murchison Road Leyton E10 Price £450,000 Leasehold

Offered chain-free, this beautifully presented and spacious two-bedroom ground floor flat, complete with its own front door and private rear garden, is perfectly located for enjoying all that Leyton has to offer. Just a short stroll away, you'll find the highly sought-after pedestrianised Francis Road area, brimming with independent eateries, boutique shops, and a vibrant community atmosphere.

This property is superbly connected, with Leyton Midland Road Overground station and Leyton & Leytonstone Central Line tube stations within easy reach, as well as excellent bus and bike routes, making travel in and around the City effortless.

For your shopping needs, the High Road and nearby retail parks offer a fantastic mix of supermarkets, cafes, and dining options. To top it off, the area boasts plenty of green spaces, including Hackney Marshes and the Queen Elizabeth Olympic Park, offering a perfect balance of urban convenience and outdoor living.

- Beautifully presented two bedroom ground floor flat
- Chain free
- Own front door & entrance hallway
- Spacious bay-fronted living area
- Large fitted kitchen / diner incl. integrated oven & hob
- Good size double main bedroom
- Attractive shower room suite with underfloor heating
- Access to easy to maintain own rear garden
- Short stroll to sought after Francis Road
- Close to transport links & local amenities

20 Church Lane, Leytonstone, London, E11 1HG

Tel: 020 8539 2009 | Email: hello@theydons.com

www.theydons.com



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020 8539 2009

Residing here:

Upon entering through your own front door, you're welcomed into a bright and inviting hallway, which leads first to the spacious bay-fronted living area. This lovely, light-filled room is perfect for unwinding with family and friends, or catching up on your favourite shows in a relaxed setting.

The generously sized main double bedroom is located just behind the living area, offering ample space not only for a comfortable bed but also for storage solutions such as a wardrobe or chest of drawers, keeping your belongings neatly organised.

Moving further into the home, you'll find the large fitted kitchen diner, a standout feature ideal for hosting dinner parties or enjoying meals with loved ones. The kitchen is thoughtfully completed with fitted wall and base units, a work surface with a tiled surround, and an integrated oven and hob, providing everything you need to whip up your favourite dishes with ease.

Towards the rear of the property, a small lobby area offers access to the second bedroom, a stylish shower room suite with underfloor heating, and the rear garden. The second bedroom is perfect as a guest room, home office, or additional living space, adding versatility to this home.

Outside, the easy-to-maintain private rear garden is a delightful space to enjoy during the warmer months, whether you're hosting a barbecue, gardening, or simply relaxing in the fresh air.

In addition:

Ideally located near the popular Francis Road with its vibrant selection of independent shops and cafes.

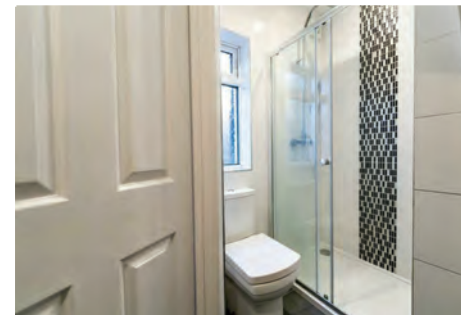
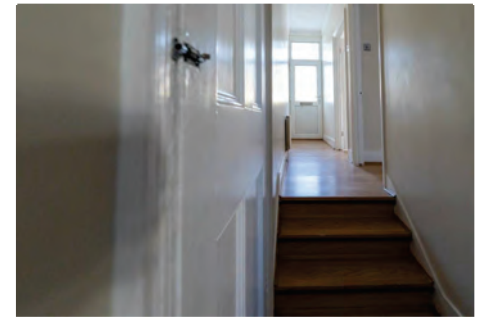
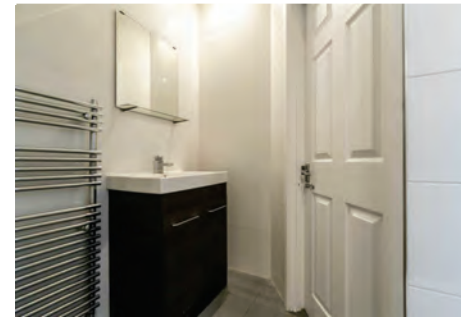
Excellent transport links, including access to Westfield Stratford City, The Queen Elizabeth Olympic Park, and East Village.

Convenient road links to the A12, A406, and M11.

Lease: 135 years approx. remaining

Ground Rent: £250 per annum (Increasing to £500 in 2036)

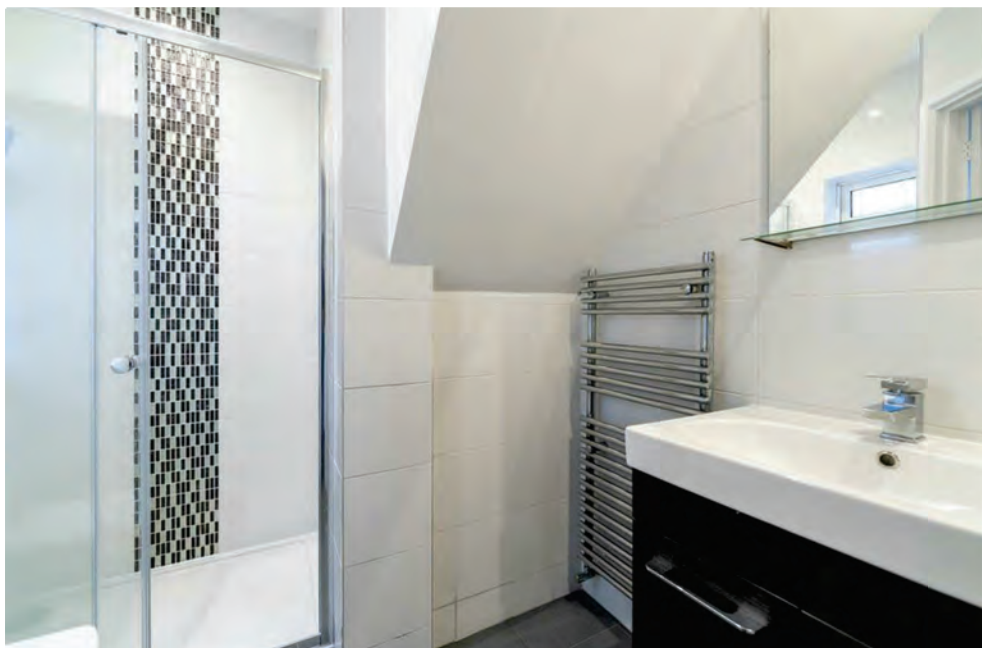
Council Tax Band: B



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Lounge
13'5 x 12'7

Bedroom One
12'10 x 12'7

Fitted Kitchen
11'10 x 10'10

Bedroom Two
11' x 6'11

Attractive Shower Room Suite

Own Rear Garden
approx 32' x 8'5

