NEON ESTATES

Lea Bridge Road,
Leyton E10 7DY

1,650 Monthly *

- Split Level
- Large Kitchen Diner
- Spacious Open Plan Living Room
- 2 Double Bedrooms
- Family Bathroom WC
- Gas Central Heating
- Double Glazed
- Good Condition Throughout

Ref: PRA10706

Viewing Instructions: Strictly By Appointment Only

116 High Street, Barkingside IG6 2DU t: 020 8550 0088 e: info@neonestates.com

General Description

LARGE 2 BED SPLIT LEVEL FLAT: Located with just an 18 minute walk to Lea Bridge station is this spacious 2 Double Bed Flat, ideally located for shops, schools and all local amenities. CALL NOW

Accommodation

Communal Entrance Hall

Split Level Landing

Kitchen (10' 7" x 10' 6") or (3.22m x 3.20m)

Open Plan Living Room (17' 2" x 13' 0") or (5.23m x 3.95m)

Bedroom 1 (13' 0" x 8' 5") or (3.95m x 2.57m)

Bedroom 2 (12' 11" x 8' 5") or (3.94m x 2.57m)

Family Bathroom Wc

Services

EPC Rating:61

Council Tax

Band Not Specified






All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.