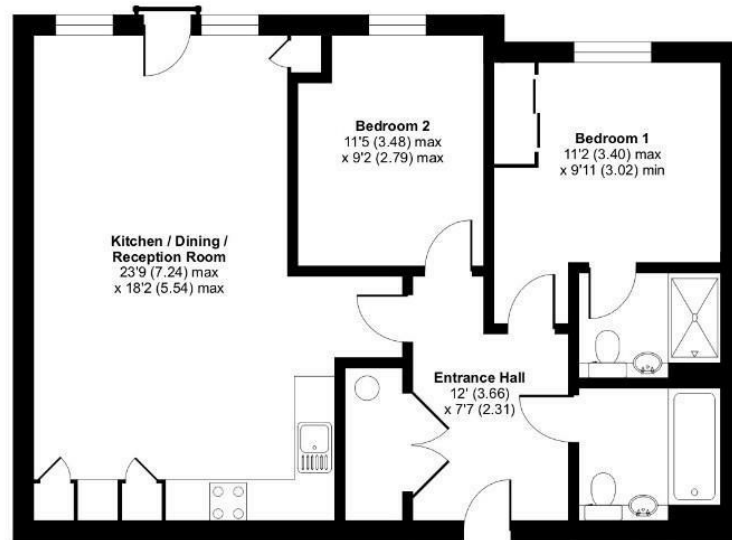



## High Road Leyton, London, E10

Approximate Area = 788 sq ft / 73 sq m  
For identification only - Not to scale



FIRST FLOOR

 Certified Property Measurer  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2021. Produced for Linus Jackson Property Agent. REF: 717767



# Flat

# High Road Leyton E10

# £435,000

Viewings Saturday 8th May - By Appointment Only

A beautifully presented two bedroom apartment situated on the first floor of Locke House, a modern development moments from the picturesque grounds of the Leyton Cricket Pavilion.

The apartment is located in a popular area, a short walk from trendy Francis Rd and the buzz of High Road Leyton. There are numerous cafe's, pubs, restaurants and shops nearby. Leyton Midland Overground Station is a two minute walk away and Leyton Underground Station (Central Line) can be reached in under 10 minutes by foot. There are excellent bus links into the City via Leyton High Rd. There is also an excellent selection of parks just moments away.

The entrance to this apartment is wide and welcoming with plenty of storage. The layout is practical and the apartment is stylish, spacious and light. There is an exceptionally lovely open-plan sitting room / kitchen perfect for dining or entertaining. It has two double bedrooms, one of which has an en-suite, and a generous family sized bathroom. Uniquely, this particular apartment has a modern air conditioning upgrade making it the perfect comfortable living space all year round. Additional benefits include secure video entry phone system, bicycle storage, well-kept communal gardens and lift access.

For families, there is an excellent choice of local schools, with twenty primary/secondaries within a one mile radius, all Ofsted rated 'Good' or better, six of which rated 'Outstanding'.



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## ENERGY AND EFFICIENCY RATING

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	85	85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



### OUT AND ABOUT

Perky Blenders Project 660 – Excellent independent coffee shop.

Yardarm - Trendy Winery, Bar and Restaurant.

Green East - Indoor plants galore.

Bread and Oregano - Great Greek Cafe serving delicious Gyros.

Marmelo Kitchen - Fantastic restaurant on Francis Road.

Deeney's - Unique cafe serving great coffee and Scottish inspired toasties.

Leyton Cricket Pavillion - Grade II listed Victorian Cricket Pavillion with cricket grounds.

Sainsbury's – 1 minute walk away.

