



# DAWN SANDOVAL

*Residential*

1 Bedrooms

Apartment

Located in London

£375,000



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# 62 Harold Road Leytonstone

London E11 4QY



Brand new to the market is this recently refurbished to an extremely high standard one bedroom garden flat. The beautifully light and airy apartment benefits from a spacious reception with with a large bay window overlooking the front aspect of the property as well as a feature fireplace. there is a stunning brand new kitchen dinner overlooking the small conservatory and on to the back garden back garden as well as a beautiful family bathroom and a double bedroom. Located a few mins walk from Leytonstone station on the central line. Offered chain free.

PLEASE NOTE: it is not clear whether or not the cellar has been formally demised as this was uncovered during the renovation, buyers may require their solicitor to arrange a Deed of Variation to include this in the purchase. Please call for further clarification on the matter.

ADDITIONAL INFORMATION: the lease term is 125 years from 25th March 1989 and the commencing ground rent was £50.00 per annum rising to a maximum of £150.00, increases take place each 25 years (currently £75).

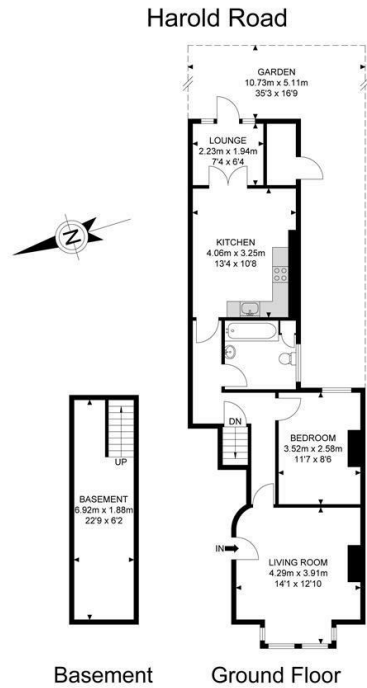
# 62 Harold Road

## £375,000 Leasehold

- Garden Flat
- Bay Window
- Kitchen/Diner
- Spacious Bathroom

- One Bedroom
- Just Refurbished
- Garden
- Close to the station



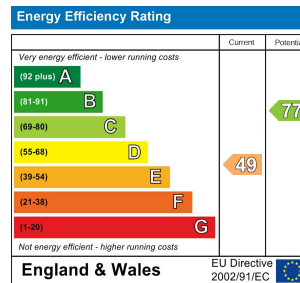


APPROX. GROSS INTERNAL FLOOR AREA 767.46 SQ FT / 71.30 SQM  
 APPROX. GROSS EXTERNAL FLOOR AREA 829.89 SQ FT / 77.10 SQM  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximated and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The service, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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 Photography and Floor Plan

**Council Tax Band: B**

**Local Authority: Waltham Forest**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.



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