

GROUND FLOOR
APPROX. FLOOR
AREA 67 SQ.M.
(72 SQ.FT.)

2ND FLOOR
APPROX. FLOOR
AREA 28.3 SQ.M.
(304 SQ.FT.)

1ST FLOOR
APPROX. FLOOR
AREA 62.8 SQ.M.
(676 SQ.FT.)

TOTAL APPROX. FLOOR AREA 97.7 SQ.M. (1052 SQ.FT.)

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 approximate 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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What we do

We offer a wide range of services covering all aspects of residential property:

- Sales
- Lettings
- New Homes & Land Development
- Mortgages & Financial Services
- Block Management
- Property Management
- Professional Services (Surveys)
- Legal Services

Walthamstow Office

walthamstow@outlookproperty.com
T: 020 8509 6262

EPC rating

EPC Rated []

Environment Impact (CO2) Rated []

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating, the less impact it has on the environment.



30 LEA HALL ROAD, LEYTON, LONDON, E10

Guide price £375,000 to £400,000 Leasehold



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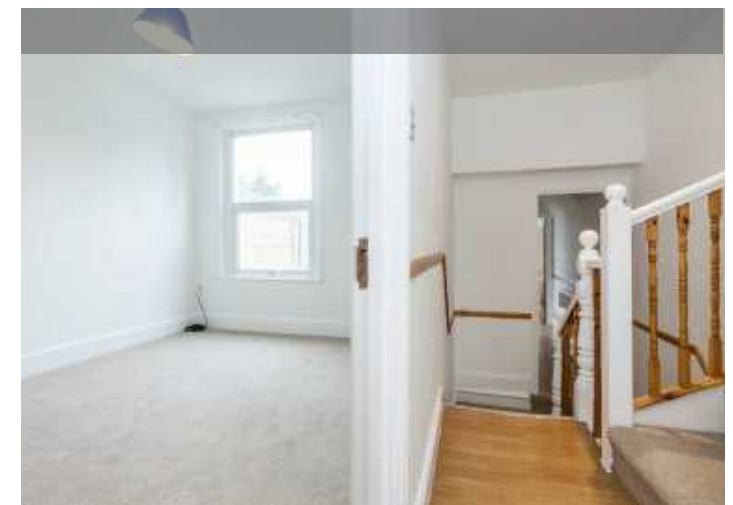


We pride ourselves on being members of The Association of Residential Letting Agents (ARLA) and The National Association of Estate Agents (NAEA). Membership of these regulatory trade bodies is not mandatory and sets high standards for the residential property industry. We support the compulsory licensing of all property agents in the UK.

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- THREE BEDROOMS
- SPLIT LEVEL
- VICTORIAN CONVERSION
- CHAIN FREE



Viewing
Please contact our Walthamstow Office on **020 8509 6262** if you wish to arrange a viewing appointment for this property or require further information.