



Capworth Street, Leyton, E10

Asking Price: £325,000

Benham
& Reeves

Capworth Street, Leyton, E10

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

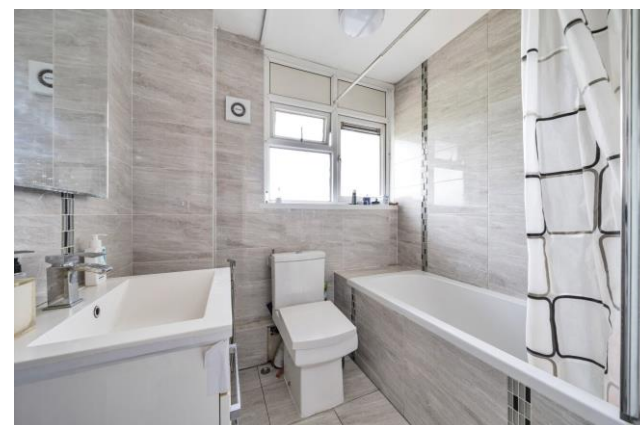
A spacious two bedroom apartment, located within St. Matthews Court. With its own private balcony is this well-proportioned, 818 square feet, second floor, split level apartment. The lower level of the property comprises a spacious entrance hallway with a storage cupboard ideal for coats and bags. The kitchen welcomes you on the right hand side which includes integrated appliances and allows space for dining.

The reception room is located at the back of the property and offers the ideal space to entertain friends and family, whilst also giving access to the balcony allowing for the outside space that people crave in today's world. Further storage can be located in the cupboard under the stairs with the WC completing the ground floor of the property. The first floor of the property is made up of two double bedrooms both including an abundance of storage. Completing this charming property is the first floor three piece family bathroom.

In terms of locality you are ideally situated in close proximity from both Leyton High Road and Lea Bridge Road where you will find an abundance of local amenities on offer including a selection of bars, restaurants and coffee shops.

Leyton Midland station is 0.5 miles away (8 minute walk) giving access to the overground whilst Walthamstow Central is 1 mile away (17 minute walk) giving access to the Victoria Line.

When it comes to schools you are truly spoilt for choice including St. Josephs Junior School, George Mitchell Primary School, Riverly Primary School and many more to choose from.





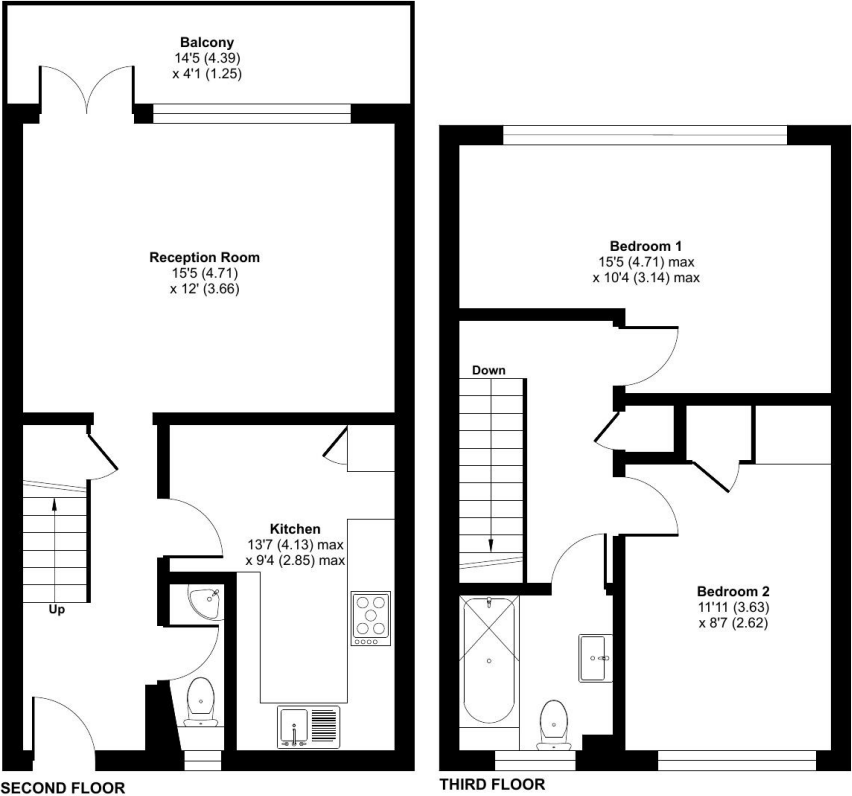
Property Features:

- Two Bedrooms
- Second Floor
- Secure Phone Entry System
- Split Level Maisonette
- Long Lease
- Private Balcony
- Additional WC



Capworth Street, London, E10

Approximate Area = 791 sq ft / 73.4 sq m
 For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	77	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Benham & Reeves. REF: 1174552

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£325,000
Tenure:	Leasehold Expires 17/01/2141 Approximately 116 Years Remaining
Service Charge:	£117.00 (per annum) £112 for the last two years
Anticipated Rent:	£2,000.00 pcm Approx. 6.9% Yield

Viewings:

All viewings are by appointment only through our Canary Wharf Office.

Our reference: CWH240215

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