



## COOPERS LANE, LEYTON £2,350 Per Calendar Month 3 Bed House



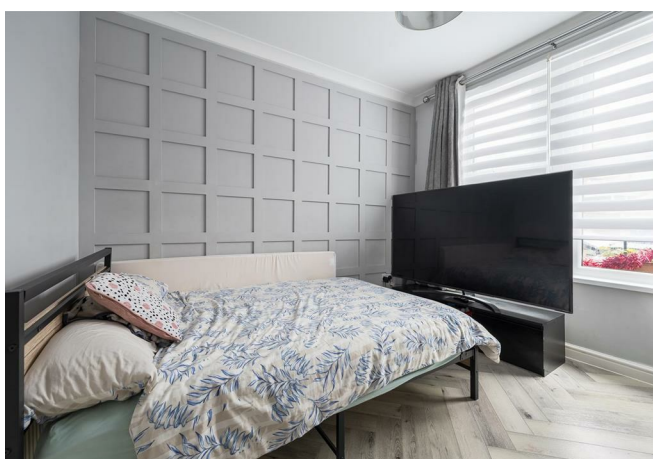
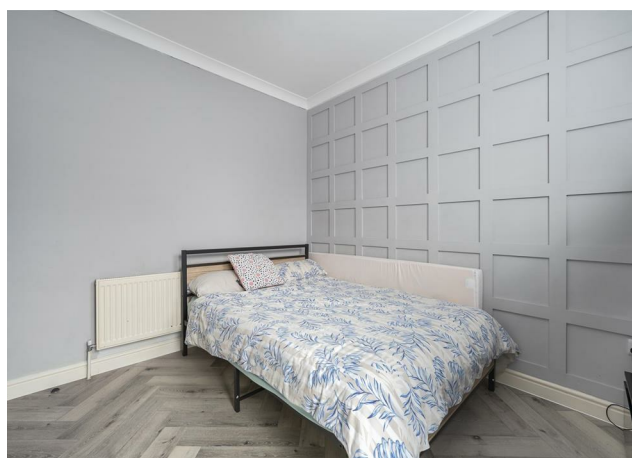
### Featured:

- Victorian End of Terrace House
- Three Bedrooms
- Available Late February
- Separate Lounge
- Large Main Bedroom
- Private Garden
- Plethora of Amenities on Your Doorstep
- Great Transport Links

A smart three bedroom mid-terrace home with twin receptions and rear garden in Leyton. With our Francis Road neighborhood and Leyton Midland Road station both within six minutes' walk, you've all you need just around the corner.

Leyton Midland Road overground station is a mere stroll away for the Gospel Oak to Barking line and its many connections, including Blackhorse Road two stops away for the Victoria Line. Drivers can be on the North Circular in twelve minutes.

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## IF YOU LIVED HERE

You'll be welcoming family and friends into your 100+ square foot lounge with leafy street views, sleekly engineered hardwood underfoot. Your versatile second reception's also generous at 80 square feet and, suitable for all manner of uses from dining room to home working space.

Continue through for your bright kitchen's wood effect cabinets, mosaic style tiles and garden view. Here's also where you access the rear garden. The gleaming white bathroom's just off the kitchen with traditional white suite. Up the stairs and all three bedrooms enjoy warm grey carpet, with the

sizeable almost 140 square foot primary bedroom blessed with twin windows, built-in mirrored wardrobes.

Outside and you have all the shops and amenities of Leyton High Road on your doorstep. From Gravity Well Taproom, Bread & Oregano, Deeney's, The Coach & Horses to Figo Leyton, there's no shortage of places to sup coffee, remote work, catch up with friends or tantalise the taste buds.

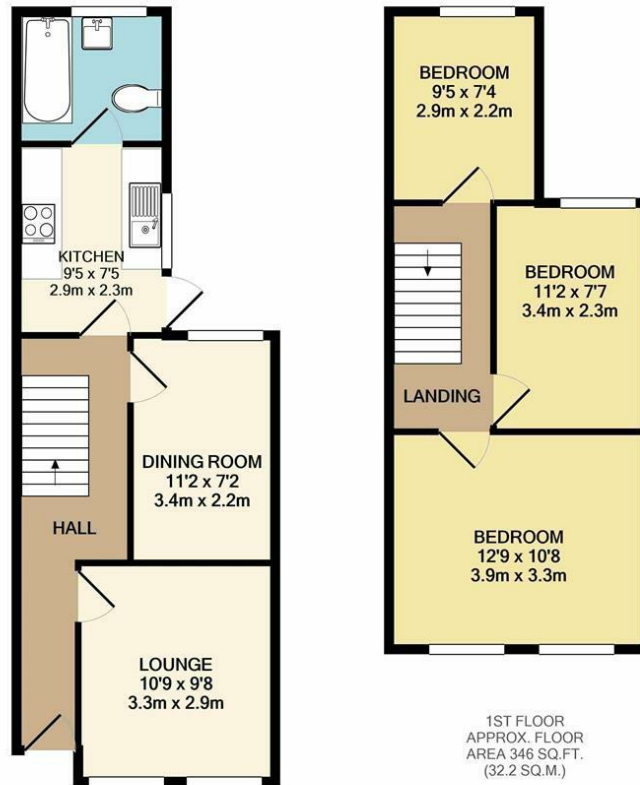
Francis Road's also a short jaunt away and a destination in its own right, with offerings Marmelo Kitchen, Yardarm, Albert & Francis and Morny Bakehouse all jostling for attention on this part-pedestrianised street.



## WHAT ELSE?

- You have twenty six primary/secondary schools within a one mile radius, all rated 'Good' or better by Ofsted and including a choice of six deemed 'Outstanding'.
- Jack Cornwell Park is just a short minute away from your new front door, perfect for morning runs and evening strolls. A super spot for family time.
- Leyton Jubilee Park's only fourteen minutes away on foot and great for stretching your legs. Follow the footpaths past Feel Good Too Sports Centre (ideal for fitness goals) and on to the meadows and woodland of Hackney Marshes.

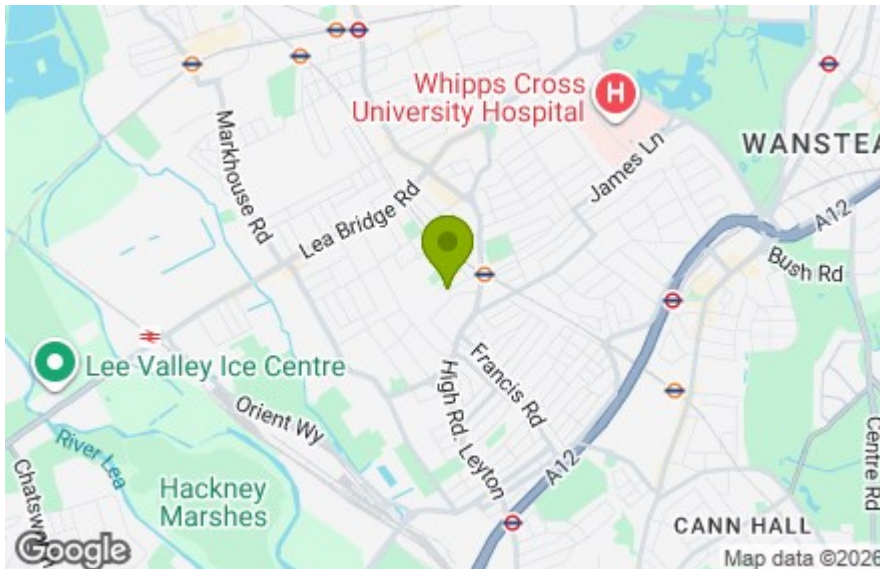
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TOTAL APPROX. FLOOR AREA 735 SQ.FT. (68.3 SQ.M.)

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>64</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

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