



## James Lane, London E10 6HL

**£2,100 Per month**

Birchills Estates Agents are delighted to offer to the rental market this 3 bedroom, 1st floor apartment, within walking distance to both Leytonstone Tube & Leyton Midland Overground Stations.

This spacious home boasts 2 generously sized double bedrooms, a single bedroom, a fully fitted kitchen which is open plan to the living room and a family bathroom.

To the front of the property there is resident permit parking.

Please call Birchills office today to arrange an early viewing - we expect this fabulous home to let very quickly.

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### Reception

10'9" x 13'1" (3.3 x 4)

### Kitchen

9'2" x 10'9" (2.8 x 3.3)

### Bedroom

11'1" x 11'9" (3.4 x 3.6)

### Bedroom

8'2" x 8'2" (2.5 x 2.5)

### Single Bedroom

10'5" x 6'2" (3.2 x 1.9)

### Bathroom

6'6" x 5'6" (2 x 1.7)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	74
(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		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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