



## Melford Road, London E11 4PS

**Guide price £375,000**

Welcome to this charming ground floor flat located on Melford Road in the sought-after area of Leytonstone. This property boasts a spacious reception room, perfect for entertaining guests or simply relaxing after a long day. With one bedroom and one bathroom, this flat is ideal for individuals or couples looking for a cosy home.

Convenience is key with this property, as it is within close proximity to Leytonstone High Road Overground Train Station, making commuting a breeze. For those with vehicles, on-street permit parking is available, ensuring you always have a place to park.

One of the standout features of this flat is the separate large living room, providing ample space for various furniture arrangements and decor. Additionally, the private garden offers a tranquil outdoor space where you can enjoy a morning coffee or unwind in the evenings. The presence of a shed also provides extra storage space for your belongings.

Don't miss out on the opportunity to make this lovely flat your new home. Contact us today to arrange a viewing and experience the comfort and convenience this property has to offer.

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### Bathroom

9'10" x 5'7" (3 x 1.71)

### Living Room

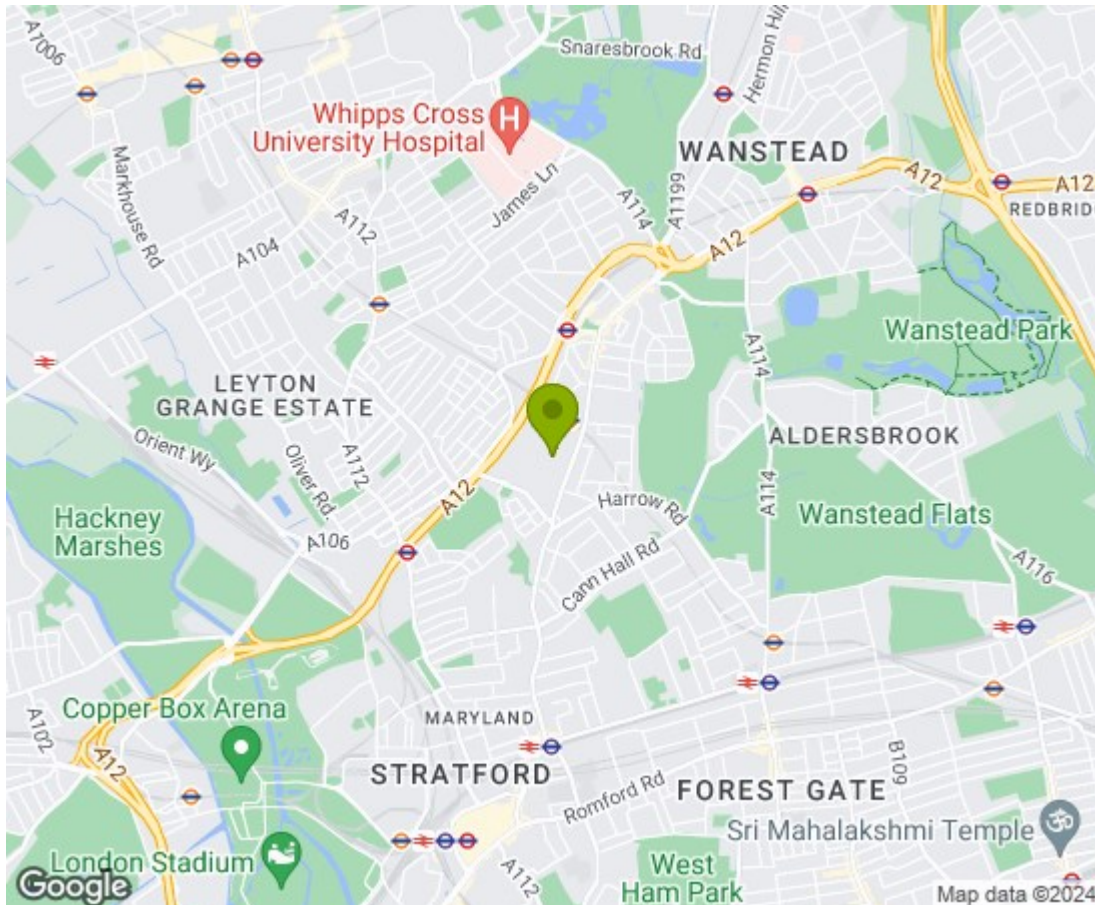
13'7" x 11'9" (4.15 x 3.6)

### Kitchen

9'3" x 9'10" (2.82 x 3.02)

### Bedroom

11'9" x 9'6" (3.6 x 2.9)



**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>		
(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		

**England & Wales** EU Directive 2002/91/EC

**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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		

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