



## **Francis Road, London E10 6PP**

**£2,000**

PLEASE CHECK OUT OUR 3D VIRTUAL SHOWCASE OF THIS BEAUTIFUL HOME!

Birchills Estate Agents are pleased to present to the rental market, this beautiful two double bedroom flat, within close distance to Leyton Underground Tube Station.

This amazing home boasts two double bedrooms, living room, family bathroom, and a good sized separate kitchen/diner with appliances.

To the front there is plenty of on street resident permit parking to the surrounding roads.

Please call a member of Birchills Team today to arrange an early viewing - we expect this fabulous home to rent very quickly.

## Francis Road, London E10 6PP

### Reception Room

11'11" x 7'10" (3.65 x 2.40)

### Kitchen

12'10" x 11'1" (3.92 x 3.38)

### Bedroom 1

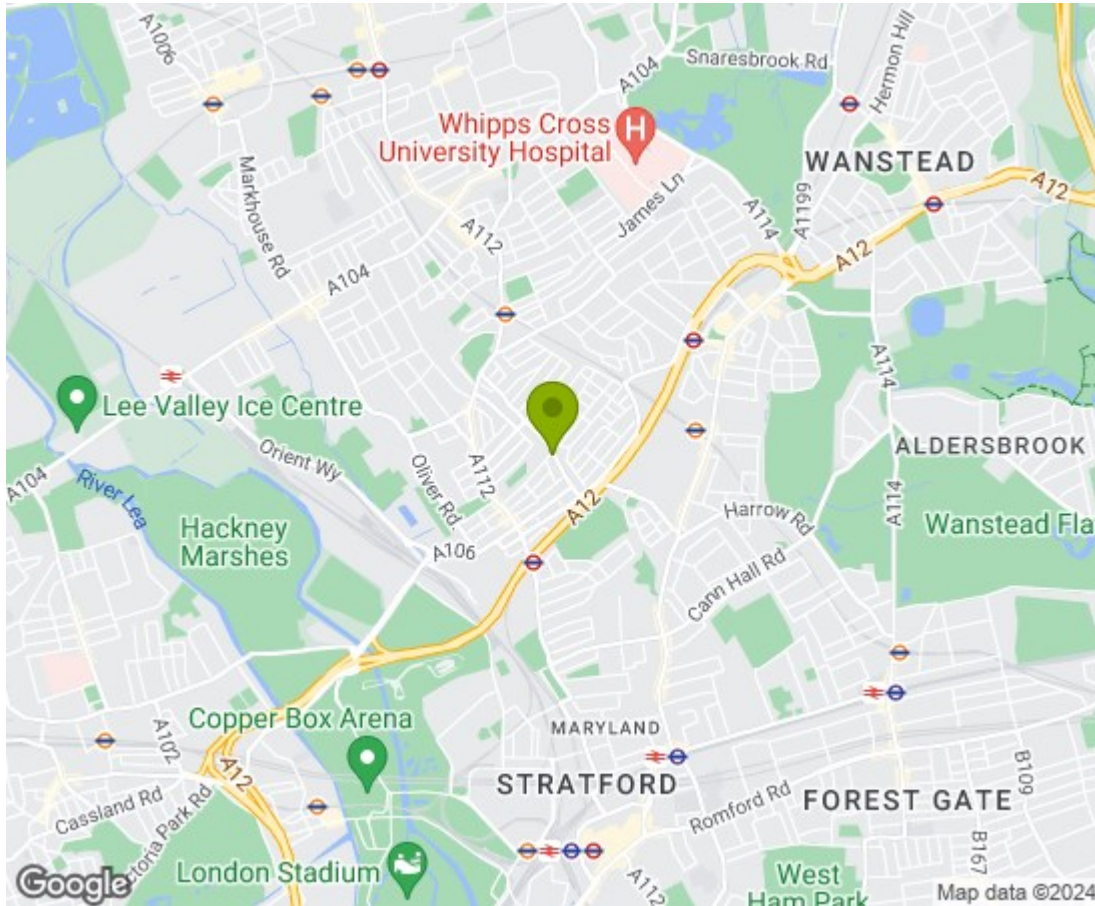
11'10" x 11'6" (3.61 x 3.52)

### Bedroom 2

6'0" x 7'2" (1.84 x 2.2)

### Bathroom

6'0" x 7'2" (1.84 x 2.2)



**Energy Efficiency Rating**

|   | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         | 84        |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            | 57      |           |
| (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

|   | Current | Potential |
|---|---------|-----------|
| Very environmentally friendly - lower CO2 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>                                    |         |           |
| (1-20) <b>G</b>                                     |         |           |
| Not environmentally friendly - higher CO2 emissions |         |           |

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