



## Faringford Road, London E15 4DP

**£2,400**

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

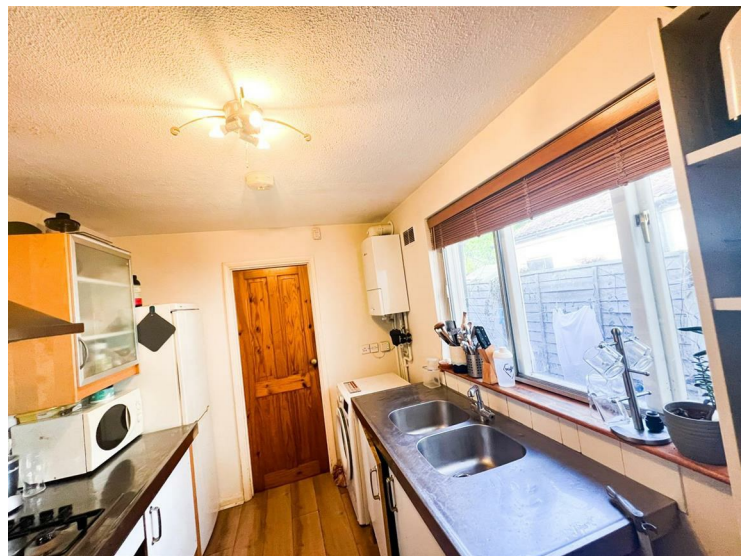
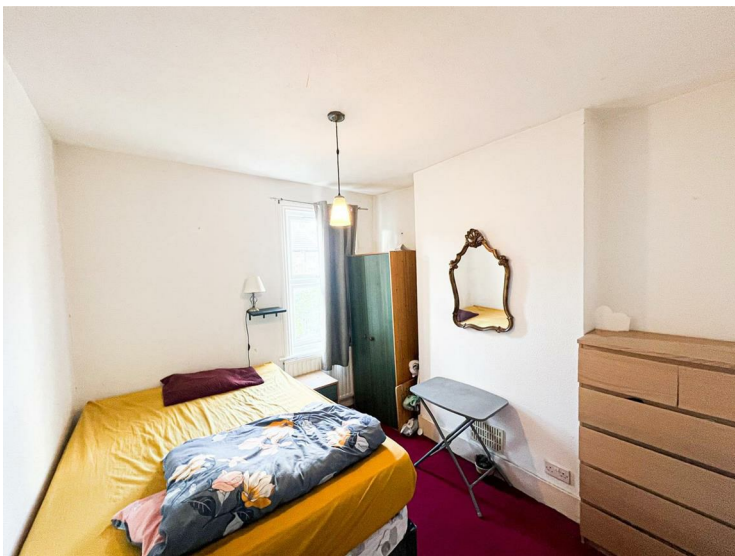
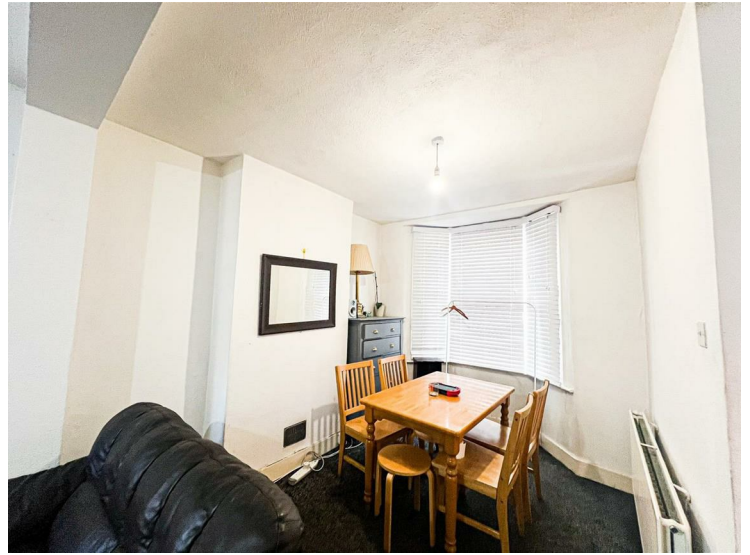
The ground floor of this lovely warm home boasts a large through lounge, separate kitchen/diner with appliances, and a family bathroom.

The first floor offers two double bedrooms.

The front offers, on street resident permit parking.

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

Faringford Road, London E15 4DP

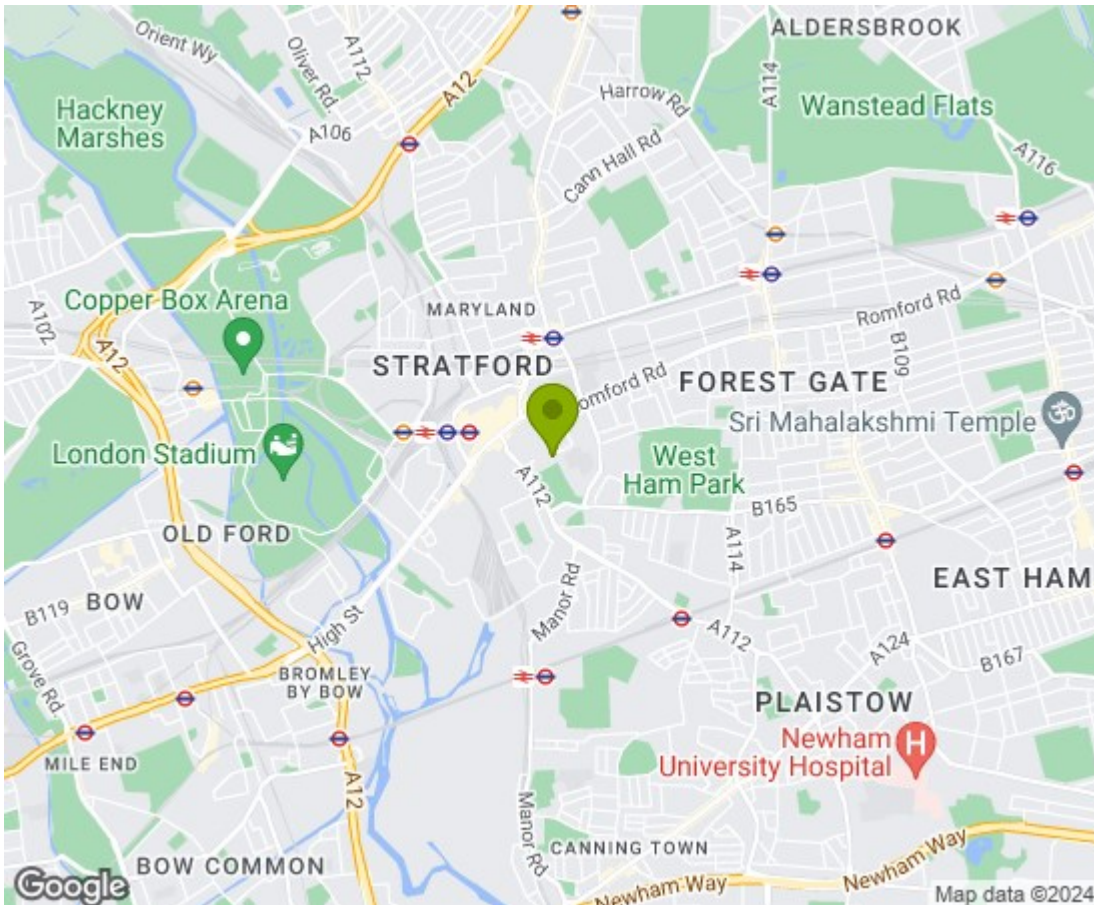


Faringford Road, London E15 4DP





GROSS INTERNAL AREA (GIA) The footprint of the property. 62.91 sqm / 677.16 sqft  
 NET INTERNAL AREA (NIA) Excludes walls and external features. Includes washrooms, restricted head height. 56.53 sqm / 608.48 sqft  
 EXTERNAL STRUCTURAL FEATURES Balconies, terraces, verandas etc. 0.00 sqm / 0.00 sqft  
 RESTRICTED HEAD HEIGHT Limited use area under 1.8m. 0.00 sqm / 0.00 sqft



| Energy Efficiency Rating  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                         |           |
| (92 plus) <b>A</b>  |  |                         | <b>89</b> |
| (81-91) <b>B</b>  |  |                         |           |
| (69-80) <b>C</b>  |  | <b>69</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>  |  |                         | <b>87</b> |
| (81-91) <b>B</b>  |  |                         |           |
| (69-80) <b>C</b>  |  |                         |           |
| (55-68) <b>D</b>  |  | <b>50</b>               |           |
| (39-54) <b>E</b>  |  |                         |           |
| (21-38) <b>F</b>  |  |                         |           |
| (1-20) <b>G</b>   |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |

