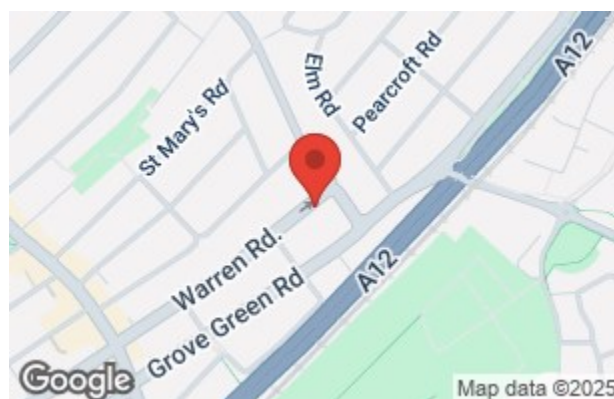
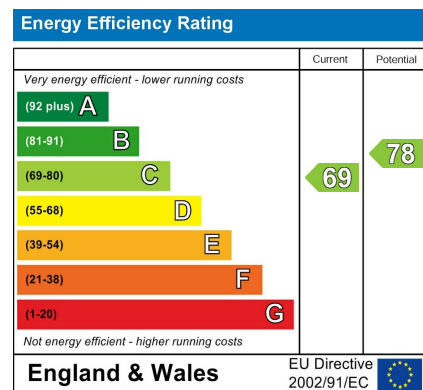




TOTAL FLOOR AREA : 602sq.ft. (55.9 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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Council Tax Band - B

EPC rating - c

5 week security deposit -  
 £1,673.00

12 Month Minimum Tenancy (6  
 month break clause may be  
 available)

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.  
 References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.

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Available Late June | Unfurnished | One Double Bedroom | First Floor  
 Victorian Conversion | 16'7 Lounge/Dining Room | Modern Bathroom Suite |  
 Moments from Leyton Central Line Station | Double Glazed | Gas Central  
 Heating

**CHURCHILL**  
 estates



**Warren Road, Leyton, E10 5QA**  
**£1,450 Per Calendar Month**



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Nestled on the charming Warren Road in Leyton, this delightful first-floor flat offers a perfect blend of Victorian elegance and modern convenience. Spanning an impressive 602 square feet, this one-bedroom conversion is ideal for individuals or couples seeking a comfortable and stylish living space.

As you enter, you are welcomed into a spacious 16'7 lounge/dining room, which serves as the heart of the home. This inviting area is perfect for both relaxation and entertaining, providing ample space for your furnishings and personal touches. The flat features a well-appointed double bedroom, ensuring a peaceful retreat at the end of the day.

The modern bathroom suite has been thoughtfully designed to meet contemporary standards, offering both functionality and style. The property benefits from double glazing throughout, ensuring warmth and tranquility, while gas central heating provides efficient warmth during the cooler months.

Conveniently located just moments from Leyton Central Line Station, commuting to central London is a breeze, making this flat an excellent choice for professionals and city dwellers alike. The vibrant local area boasts a variety of shops, cafes, and parks, enhancing the appeal of this lovely home.

Available unfurnished from late June, this Victorian flat presents a wonderful opportunity to create your own sanctuary in a sought-after location. Don't miss the chance to make this charming property your new home.

