






St Mary's Road, Leyton, London, E10

£1,500 Per Annum

Furnished

TO LET

 1  1  1

- 1 Bedroom ground floor flat
- Basement/Office
- Double glazed & Gas central heating
- Short walk to Sidmouth Park & Coronation Gardens
- Leyton Central line underground station: 0.3 mile
- Council tax band: B
- EPC rating: D (63)
- Deposit: £1730.76
- Well maintained rear garden
- Internal: 615 sq ft (57.1 sq m)

A smart and spacious one bedroom garden flat on St Mary's Road. Located on the edge of Sidmouth Park, and close to Coronation Gardens, there are plenty of green spaces on your doorstep. The many independent bars and eateries of Francis Road and the High Road are close by, as is Leyton station, where the Central line is ready to whisk you to Westfield and the City.

The flat itself is presented to a very high standard throughout. To the front is the bedroom, which is a large double, easily able to accommodate extensive free standing storage. Directly behind, off the hallway, is the reception room, which offers space both for relaxing and dining. Wander further back and you're in the galley style kitchen, with its range of sleek fitted units and appliances. The ground floor is rounded off by the three piece family bathroom, complete with rainfall shower over the tub.

An added bonus of this property is the basement, which would make a great home office. Outside there is a private garden to the rear, mostly laid to patio – the perfect spot to relax on a summer's evening.

Great property in a fantastically convenient location. Shall we take a look...?

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DIMENSIONS

Communal Entrance

Via communal front door leading into:

Communal Porch

Door to flat.

Entrance

Via flat entrance door leading into:

Entrance Hallway

Door to reception room & rear garden.

Basement/Office

18'1 x 6'11

Reception Room

12'0 x 11'6

Door to:

Kitchen

10'0 x 7'0

Door to reception room, bathroom & rear garden.

Bedroom

15'0 x 11'6

Bathroom

7'0 x 5'2

Rear Garden

Additional Information

Length of tenancy - 12 month term without break clause.

Local Authority: London Borough Of Waltham Forest

Council Tax Band: B

Notice:

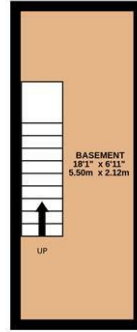
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Disclaimer:

The information provided about this property does not constitute or form part of any offer or contract, nor may it be relied upon as representations or statements of fact. All measurements are approximate and should be used as a guide only. Any systems, services or appliances listed herein have not been tested by us and therefore we cannot verify or guarantee they are in working order. Details of planning and building regulations for any works carried out on the property should be specifically verified by the purchasers' conveyancer or solicitor, as should tenure/lease information (where appropriate).

FLOORPLAN

BASEMENT
328 sq.ft. (31.7 sq.m.) approx.



GROUND FLOOR
489 sq.ft. (45.4 sq.m.) approx.



TOTAL FLOOR AREA: 615 sq.ft. (57.1 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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EPC RATING

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		63	72
England & Wales		EU Directive 2002/91/EC	

MAP



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