



Skeltons Lane, Leyton, London, E10

£2,300 Per Annum

Unfurnished

TO LET

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- Victorian terraced house
- 2 Bedrooms
- Loft room
- Double glazed & Gas central heating
- Leyton Midland Road station: 0.2 mile walk
- Deposit: £2653.84
- EPC rating: E (40)
- Council tax band: C
- Rear garden
- Internal: 909 sq ft (85 sq m)

A spacious two bedroom house on Skeltons Lane. Situated just a stone's throw from Leyton Midland station (and within easy reach of Leyton tube station) the location of this property is ideal if the daily commute is high on your list of priorities. Similarly there is much to recommend this property when time is more your own, with Abbots Park nearby (tennis anyone?) and the many bars and eateries of Francis Road and the High Road close to hand.

The property itself stretches across three floors. On the ground floor there is an open plan reception room, with plenty of space to both relax and dine, and a fitted kitchen. On the first floor there are two bedrooms, plus a stylish family bathroom. Additionally there is a loft room on the second floor, which would make a fantastic home office or kids play room.

Outside there is a private garden to the rear.

Shall we take a look...?

Skeltons Lane, Leyton, London, E10

DIMENSIONS

Entrance

Via front door leading into:

Entrance Hallway

Staircase leading to first floor. Access to:

Reception/Dining Room

22'9 x 9'5

Door to rear garden. Open to:

Kitchen

9'1 x 8'2

First Floor Landing

Staircase leading to second floor loft room.

Door to all first floor rooms.

Bedroom One

13'0 x 10'11

Bedroom Two

11'5 x 7'3

First Floor Bathroom

8'6 x 8'5

Loft Room

13'6 x 12'6

Rear Garden

Additional Information:

Length of tenancy - 12 months with 6 month break clause

Local Authority: London Borough Of Waltham Forest

Notice:

All photographs are provided for guidance only.

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

Approximate Gross Internal Area 909 sq ft – 85 sq m

Ground Floor Area 373 sq ft – 35 sq m

First Floor Area 365 sq ft – 34 sq m

Second Floor Area 171 sq ft – 16 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



EPC RATING

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D			
(39-54) E		40	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

MAP



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