




St Georges Road, Leyton, London, E10

£2,650 PCM

TO LET

 2  1  3

Part furnished

- 3 bedroom Victorian terraced house
- 2 Reception rooms
- Basement, ground floor WC & utility room
- Double glazed & Gas central heating
- Leyton Underground Tube station: 0.4 mile
- Deposit: £3057.69
- EPC rating: D (67)
- Council tax band: C
- Rear garden
- Internal: 1425 sq ft (132 sq m)

An absolutely stunning three bedroom terraced house on St Georges Road. Ideally placed for the morning commute via Leyton Central line station, it's also perched on the edge of Francis Road with it's plethora of independent shops and eateries, meaning the weekend is sorted too.

Internally, this family home is beautifully presented. Exquisite parquet flooring leads through from the hallway into the interconnected lounge and dining room. The fitted kitchen sits at the midpoint, followed by a WC and finally a utility room at the rear.

Upstairs the bedrooms are as well presented as the rooms below, whilst there is also an a stunning family bathroom on this floor too.

Storage is not a problem, thanks to the basement

Outside there is a charming rear garden, with lawn, border and raised planting, and a patio area at the far end.

Shall we take a look...?

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DIMENSIONS

Entrance

Via front door leading into:

Entrance Hallway

Staircase leading to first floor. Door to basement. Open to dining room & kitchen.

Basement

19'8 x 14'5

Ground Floor WC

Reception Room

11'10 x 11'2

Open to:

Dining Room

11'2 x 9'2

Open to dining room.

Kitchen

14'5 x 9'10

Open to:

Utility Room

13'1 x 9'10

Door to ground floor wc & garden.

First Floor Landing

Door to all first floor rooms.

Bedroom One

14'5 x 11'10

Bedroom Two

11'2 x 9'10

Bedroom Three

11'2 x 9'2

First Floor Bathroom

7'3 x 5'11

Rear Garden

Additional Information:

Length of tenancy - 12 months without break clause.

Local Authority: London Borough Of Waltham Forest
Council Tax Band: C

Notice:

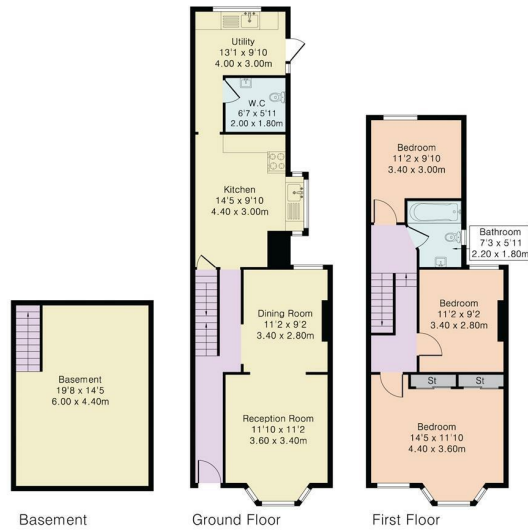
All photographs are provided for guidance only.

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FLOORPLAN

Approximate Gross Internal Area 1425 sq ft – 132 sq m
Basement Area 284 sq ft – 26 sq m
Ground Floor Area 634 sq ft – 59 sq m
First Floor Area 506 sq ft – 47 sq m

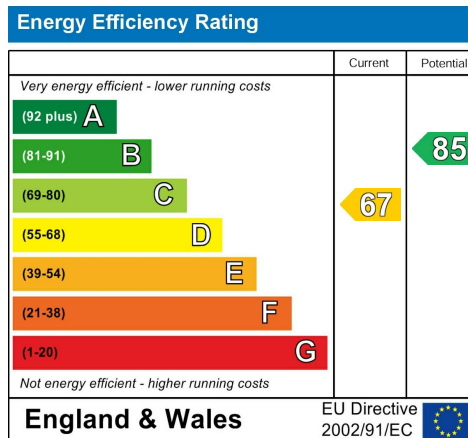


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EPC RATING



MAP



hello@estateseast.co.uk

020 8520 9300

estateseast.co.uk

