

Farmer Road, Leyton, London, E10

£2,650 PCM

Unfurnished

TO LET

 1  2  4

- Victorian terraced house
- 4 Bedrooms
- Loft conversion
- Double glazing
- Gas central heating
- Deposit: £3057.69
- EPC rating: E (49)
- Council tax band: C
- Rear garden
- Internal: 1073 sq ft (100 sq m)

A stunning four bedroom terraced house on Farmer Road. Nestled just behind Leyton cricket ground and within easy walking distance of both Leyton Midland and Leyton stations, this delightful property benefits from an enviable location. It's also just a hop, skip and a jump from the many bars and eateries of Francis Road and the High Road, meaning your weekends are catered for too.

Internally this property stretches across three floors. On the ground floor there is a spacious through reception room, with gorgeous stripped wood flooring underfoot. This leads seamlessly into a sleek, modern fitted kitchen.

Upstairs the bedrooms are split across the upper two floors. There are three bedrooms and the family bathroom on the first floor, whilst the second floor houses the principal bedroom, complete with an en suite bathroom. All of the bedrooms and bathrooms are as beautifully presented as the ground floor.

Outside there is decked garden to the rear - the perfect spot to relax with a glass of something cold on a warm summer evening.

A beautiful property from top to bottom, and from front to back. Want to see it for yourself? Then give us a call...

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DIMENSIONS

Entrance

Via front door leading into:

Entrance Hallway

Staircase leading to first floor. Door to:

Through Lounge

247 x 117

Open to:

Kitchen

10'0 x 8'5

Open to through lounge.

First Floor Landing

Staircase leading to second floor. Door to all first floor rooms.

Bedroom One

14'3 x 10'8

Bedroom Two

9'5 x 8'6

Bedroom Three

8'6 x 6'7

First Floor Bathroom

8'6 x 4'2

Second Floor Landing (Loft)

Door to:

Bedroom Four

16'6 x 9'8

Door to:

En-Suite

8'11 x 7'11

Door to bedroom four.

Additional Information:

Length of tenancy - 12 months with 6 month break clause.

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

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).

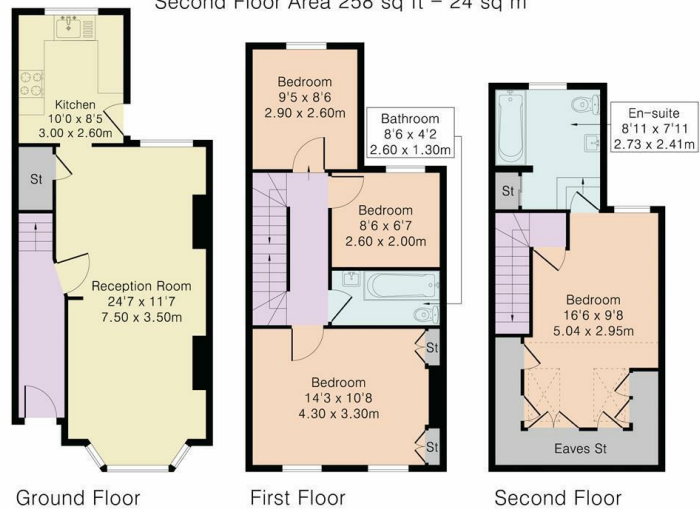
FLOORPLAN

Approximate Gross Internal Area 1073 sq ft – 100 sq m

Ground Floor Area 411 sq ft – 38 sq m

First Floor Area 404 sq ft – 38 sq m

Second Floor Area 258 sq ft – 24 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 | | | 83 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | 49 | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

MAP



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