






## High Road Leyton, Leyton, London, E10

£1,500 PCM

Unfurnished

**TO LET**

 1  1  1

- 1 Double bedroom modern first floor flat
- Open plan lounge/kitchen/diner
- Gas central heating
- High performance glazed windows
- Leyton Midland Road station: 0.2 mile walk
- Communal roof terrace
- Deposit: £1730.76
- EPC rating: B (83)
- Council tax band: B
- Internal: 641 sq ft (60 sq m)

A light and spacious one bedroom apartment situated on Leyton High Road. Handily located a stone's throw from Leyton Midland Road Overground station, it's also within easy walking distance of the many independent cafes and eateries of Francis Road.

This fantastic property boasts has well-proportioned rooms throughout, making this a comfortable and practical flat. The main room is the open plan kitchen/diner/lounge. There are sleek fitted units, worktops and modern integrated appliances in the kitchen, and plenty of space to relax and dine in the lounge/diner section. This space has large, full height windows along one wall, ensuring plenty of natural light.

The bedroom is a solid double, with plenty of room for free standing storage, whilst the bathroom continues the stylish finishes, with a three piece suite including rainfall shower over the tub.

Outside space is offered by a communal roof terrace. There is also a large bike storage room complete with cycle racks to store your bikes after a busy day of exploring East London.

# High Road Leyton, Leyton, London, E10

## DIMENSIONS

### Communal Entrance

Via communal front door leading into:

### Communal Hallway

Access to all floors & flat.

### Entrance

Via flat entrance door leading into:

### Entrance Hallway

Door to all rooms.

### Open Plan Lounge/Kitchen/Diner

23'7 x 15'5

### Bedroom

13'5 x 9'2

### Bathroom

7'2 x 5'11

### Communal Rooftop Terrace

### Additional Information:

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

Local Authority: London Borough Of Waltham Forest

Council Tax Band: B

### Notice:

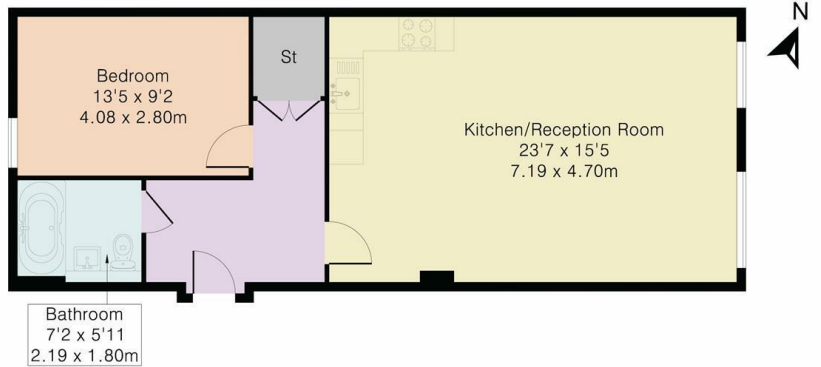
All photographs are provided for guidance only.

### 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 641 sq ft – 60 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) <b>A</b>			
(81-91) <b>B</b>		<b>83</b>	<b>83</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## MAP

