



Francis Road, Leyton, London, E10

£2,200 PCM

Unfurnished

TO LET

 1  1  3

- First floor Abrahams maisonette
- 3 Bedrooms
- Loft conversion
- Double glazed & gas central heating
- Leyton Midland Road station: 0.3 mile walking distance
- Deposit: £2538.46
- EPC rating: C (70)
- Council tax band: B
- Rear garden with paved patio: 34'5 x 10'2
- Internal: 1038 sq ft (96 sq m)

A beautiful three-bedroom Abrahams maisonette on Francis Road.

Ideally located for the many independent cafes and shops of Francis Road (have you checked out the new Saturday street food market?) it's also within easy walking distance of Leyton Central line station, for when you need to get further afield.

The flat itself is presented to an incredibly high standard. There are limewash finishes and original floorboards throughout, together with exposed brickwork and original fireplaces. These, together with modern touches like the kitchen, with its reclaimed iroko worktop, create the perfect blend of period character and up to date convenience.

The property comprises three bedrooms (including a loft conversion offering views across the rooftops), reception room, kitchen with double height ceiling, and a very swish family bathroom, complete with new zellige tiles. Outside there is a beautiful private rear garden, with patio area – perfect for a relaxing G&T on a warm summer's evening.

All in all one of the best flats we've seen. Shall we take a look...?

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DIMENSIONS

Entrance

Via own front door leading into:

Entrance Hallway

Staircase leading to first floor.

First Floor Landing

Staircase leading to second floor. Door to reception room, kitchen, bedroom one & bedroom two.

Reception Room

14'5 x 12'4 (4.39m x 3.76m)

Kitchen

21'1 x 14'1 (6.43m x 4.29m)

Door with staircase leading to rear garden. Door to bathroom.

Bedroom One

12'4 x 12'0 (3.76m x 3.66m)

Bedroom Two

8'7 x 6'1 (2.62m x 1.85m)

Bathroom

6'7 x 5'7 (2.01m x 1.70m)

Second Floor (Loft)

Bedroom Three (Master)

18'7 x 18'4 (5.66m x 5.59m)

Rear Garden

34'5 x 10'2 (10.49m x 3.10m)

Additional Information:

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

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

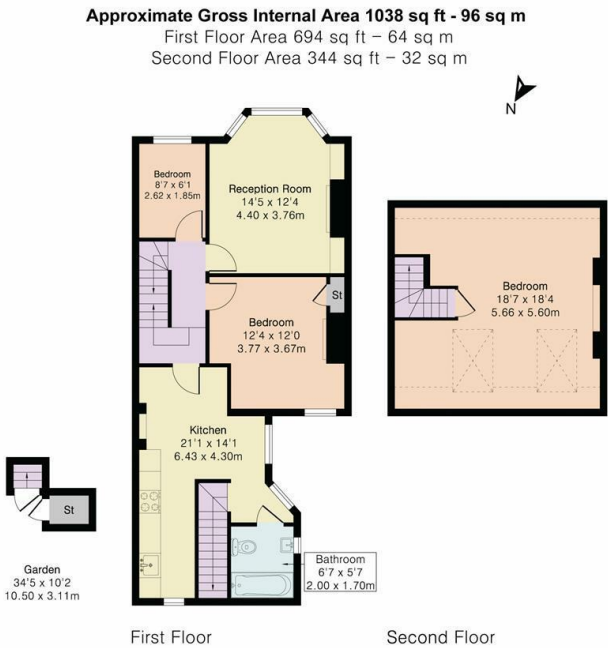
Notice:

All photographs, floorplan and video tours are provided for guidance only.

Disclaimer:

We endeavour to make our sales particulars as accurate and reliable as possible, however, they do 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



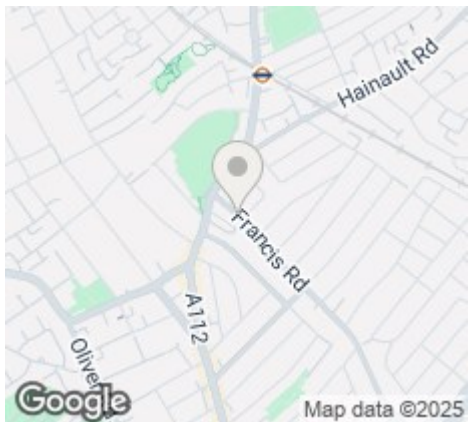
Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the 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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

LOCATION



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