















Grosvenor Road, Leyton, London, E10 £2,750 PCM



Part furnished

- 3 bedroom terraced house
- Gas central heating
- Kitchen/diner & Conservatory
- Leuton Midland Road station: 0.3 mile
- Deposit: £3000
- EPC rating: D (58)
- Council tax band: C
- Rear garden with summer house
- On street residents permit parking
- Internal: 1162 sq ft (108 sq m)

A beautiful three bedroom house on Grosvenor Road, which comes with the added bonus of a garden office.

Stylishly presented throughout, this is a fantastic family home. On the ground floor there is a bookshelf lined reception room to the front, complete with feature fireplace and stripped wood flooring. To the rear is an open plan kitchen diner overlooking the rear garden, which in turn leads onto a conservatory and WC. Upstairs there are three bedrooms (two doubles and a single) and a four piece family bathroom. All are as brilliantly presented as the rooms below. Venture outside and there is a landscaped private garden to the rear, with a fabulous home office at the far end.

Location-wise this house scores highly too. It's a hop skip and jump from Leyton Midland station, and within walking distance of both Leyton and Leytonstone Central line stations, meaning the daily commute is that bit easier. Francis Road is just around the corner, with its plethora of independent shops and cafes, and Westfield is one stop away on the Tube, when you fancy some serious retail therapy.

Great house, great location - shall we take a look...?







Grosvenor Road, Leyton, London, E10

DIMENSIONS

Entrance

Via front door leading into:

Entrance Porch

Further door leading into

Entrance Hallway

Staircase leading to first floor. Door to reception room & kitchen/diner.

Ground Floor WC

Reception Room

. 14'8 x 12'2 (4.47m x 3.71m)

Kitchen/Diner

179 x 14'7 (54.56m x 4.45m)

Door to conservatory, ground floor WC and rear garden.

Conservatory

8'10 x 5'11 (2.69m x 1.80m)

First Floor Landing

Door to all first floor rooms

Bedroom One

12'2 x 11'2 (3.71m x 3.40m)

Bedroom Two

12'0 x 11'2 (3.66m x 3.40m)

Bedroom Three

6′11 x 6′4 (2.11m x 1.93m)

First Floor Bathroom

8'10 x 7'10 (2.69m x 2.39m)

Rear Garden

Access to

Outbuilding/Summer House

18'4 x 7'7 (5.59m x 2.31m)

On street residents permit parking

Additional Information:

Length of tenancy - 12 month with 6 months break clause: Local Authority: London Borough Of Waltham Forest Council Tax Band: C

Disclaimer:

We endeavour to ensure that our particulars are as accurate and reliable as possible; however, they do not constitute or form part of any offer or contract and should not be relied upon as statements or representations of fact. All measurements are approximate and provided as a guide only. Any systems, services, or appliances referred to have not been tested by us, and we are therefore unable to verify or guarantee their working condition. All photographs, floorplans and video tours are provided for guidance only. Tenants are advised to verify details relating to planning permissions, building regulations, and any works carried out at the property with their solicitor or conveyancer, as well as tenure and lease information where applicable.

FLOORPLAN





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EPC RATING

Energy Efficiency Rating Current Very energy efficient - lower running costs (92 plus) A 85 C (69-80)67 D (55-68) 巨 (39-54) (21-38) G Not energy efficient - higher running costs FU Directiv **England & Wales** 2002/91/EC

LOCATION



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