



Murchison Road, Leyton, London, E10

£2,700 PCM

Part furnished

TO LET

2 1 3

- 3 bedroom Victorian mid terrace house
- 2 Reception rooms
- Kitchen/diner & ground floor WC
- Leyton Midland Road Overground station: 0.5 mile
- Leytonstone Underground station: 0.7 mile
- Deposit: £3115.38
- EPC rating: D (67) & Council tax band: C
- Rear garden
- On street residents permit parking
- Internal: 1003 sq ft (93 sq m)

An exceptional three bedroom terraced house on Murchison Road. Located within a hop, skip and a jump of Francis Road, there are a plethora of independent cafes and eateries on your doorstep. Leyton tube station is also within easy walking distance, for when you need to get further afield.

Internally the presentation is of the highest order. On the ground floor there is a spacious dual aspect reception room, complete with beautiful flooring and solid wood burner. The kitchen to the rear has sleek modern units and work surfaces, whilst the ground floor is rounded off by a WC. Upstairs there are three well proportioned bedrooms and a three piece family bathroom, complete with shower over the tub.

Outside there is a private garden to the rear, with patio, lawn and border planting.

Shall we take a look?

Murchison Road, Leyton, London, E10

DIMENSIONS

Entrance

Via front door leading into:

Entrance Porch

Further door leading into:

Entrance Hallway

Staircase leading to first floor.

Ground Floor WC

Reception Room

13'4 x 11'8 (4.06m x 3.56m)

Open to:

Dining Room

10'11 x 9'7 (3.33m x 2.92m)

Opne to reception room. Door to rear garden.

Kitchen/Diner

18'2 x 8'11 (5.54m x 2.72m)

Patio doors leading to rear garden.

First Floor Landing

Door to all rooms.

Bedroom One

15'1 x 10'11 (4.60m x 3.33m)

Bedroom Two

11'1 x 9'7 (3.38m x 2.92m)

Bedroom Three

11'7 x 9'1 (3.53m x 2.77m)

First Floor Bathroom

6'11 x 5'8 (2.11m x 1.73m)

Rear Garden

On street residents permit parking

Additional Information:

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

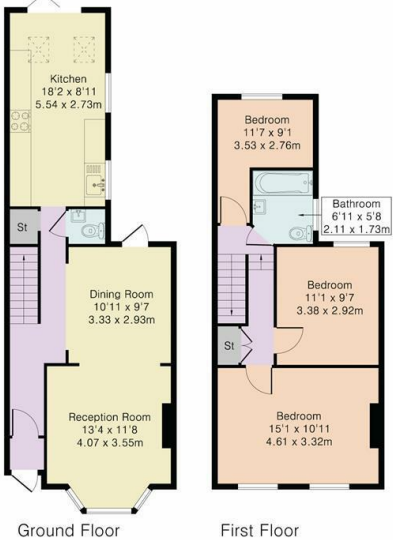
Local Authority: London Borough Of Waltham Forest
Council Tax Band: C

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

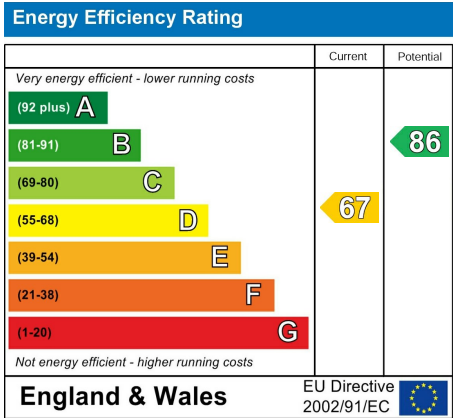
Approximate Gross Internal Area 1003 sq ft – 93 sq m
Ground Floor Area 543 sq ft – 50 sq m
First Floor Area 460 sq ft – 43 sq m



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 practise. 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



LOCATION



hello@estateseast.co.uk 020 8520 9300 estateseast.co.uk

