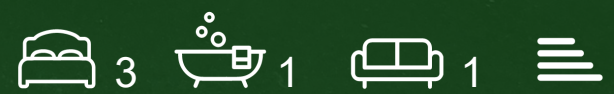




Selby Road, London, E13 8NB

£2,500 Per Calendar Month





Selby Road

London, E13 8NB

- EPC Rating: Tbc
- VERY WELL PRESENTED HOUSE
- CLOSE PROXIMITY TO CANNING TOWN (Jubilee and DLR Station) & CUSTOM HOUSE DLR
- THREE DOUBLE BEDROOMS
- LARGE OPEN PLAN KITCHEN/LOUNGE
- AVAILABLE NOW

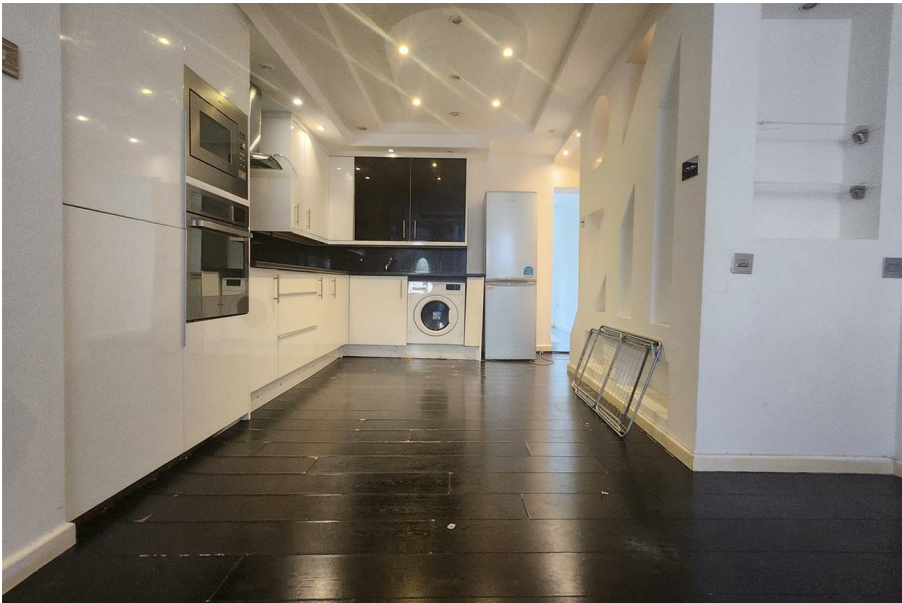
Sandra Davidson Estate Agents are pleased to offer TO LET: Nestled on the charming Selby Road in London, this delightful house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space for guests or a home office. The single reception room provides a warm and inviting area for relaxation and entertaining, making it a wonderful space to unwind after a long day.

The house features one bathroom, thoughtfully designed to cater to the needs of modern living. The layout is practical, ensuring that every corner of the home is utilised effectively. The property is situated in a vibrant neighbourhood, with easy access to local amenities, schools, and transport links, making it an excellent choice for those who wish to enjoy the best of city living.

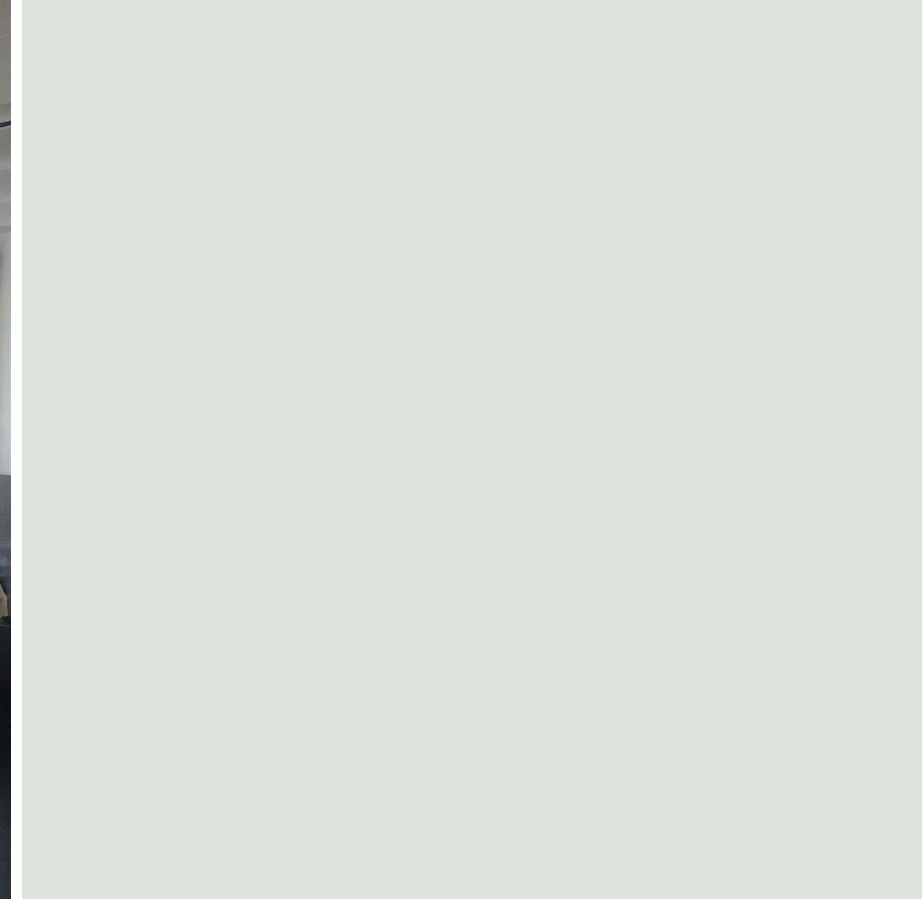
The property is AVAILABLE IMMEDIATELY and comprises:



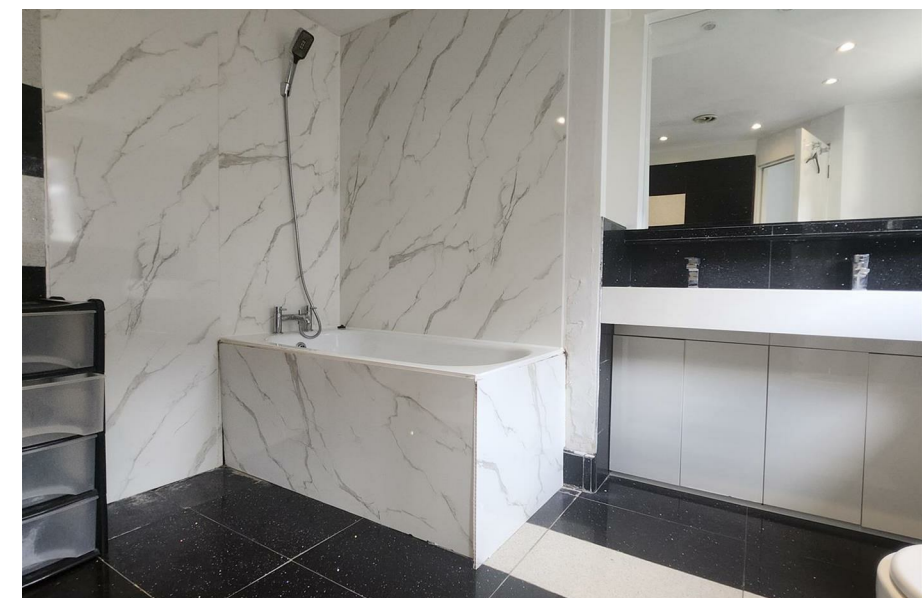
£2,500 Per Calendar Month



- OPEN PLAN KITCHEN/LOUNGE
25'3" x 12'6" (7.70m x 3.80m)
- LOBBY
- BATHROOM
- FIRST FLOOR LANDING
- BEDROOM ONE
10'5" x 12'6" (3.17m x 3.80m)
- BEDROOM TWO
13'6" x 12'6" (4.11m x 3.80m)
- ROOF TERRACE
- BEDROOM THREE
18'9" x 12'6" (5.71m x 3.80m)
- GARDEN

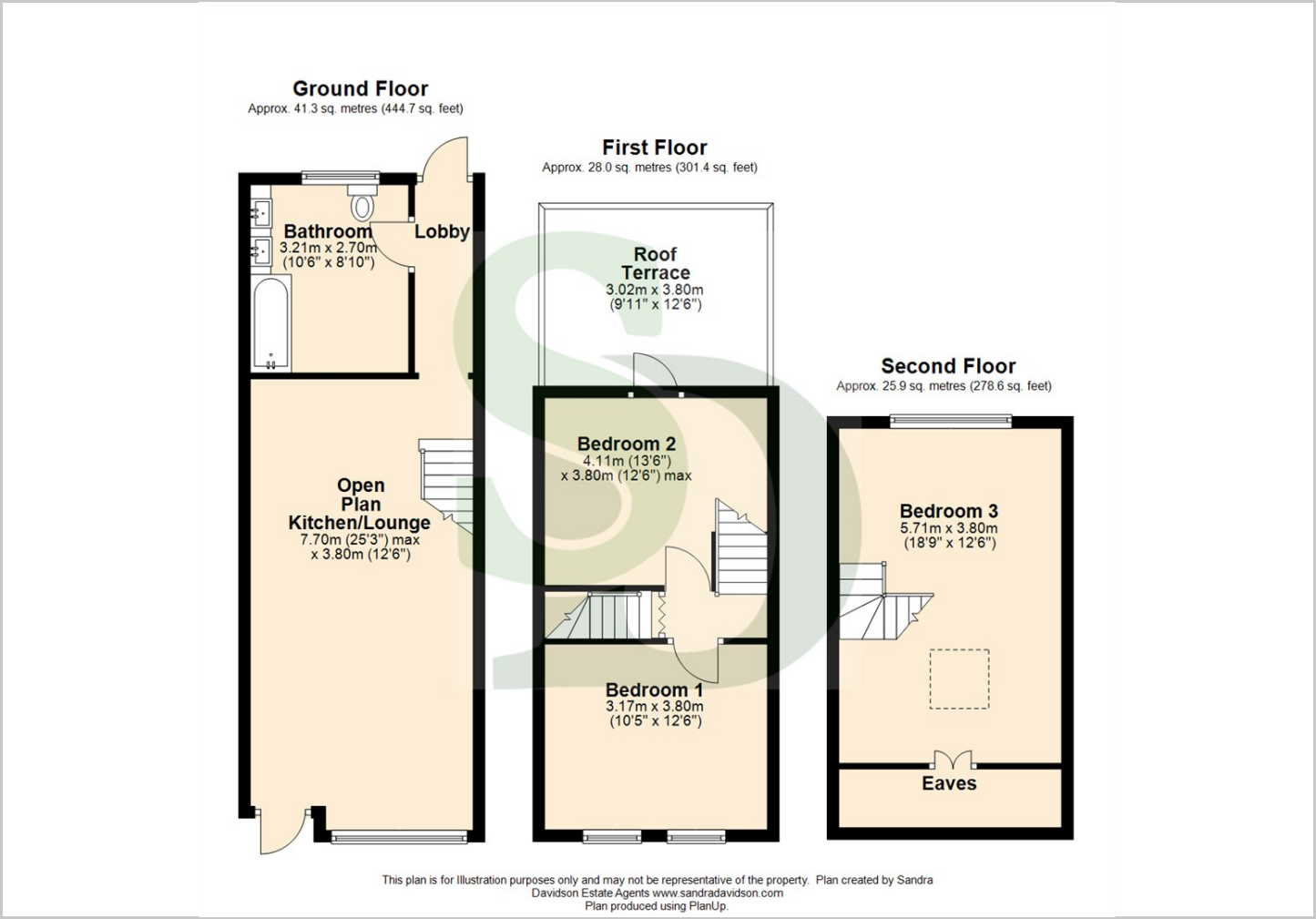


Directions

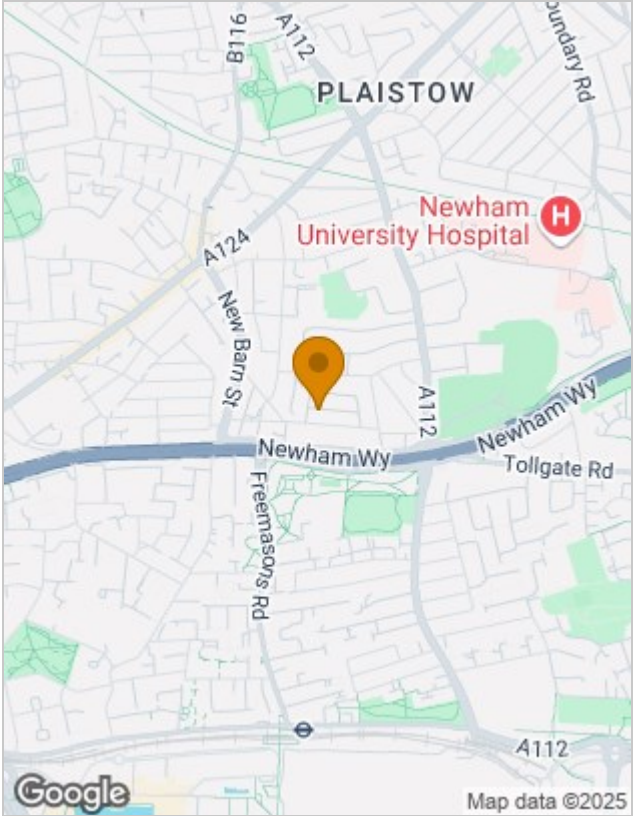




Floor Plans



Location Map



Energy Performance Graph

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

Viewing

Please contact our Redbridge Lettings Office on 020 8551 0211 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.