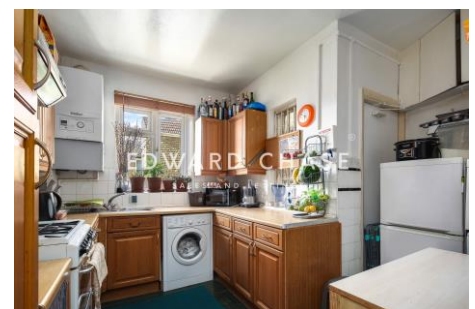




Seton Court 57 Fairlop Road London, E11 1BQ

Edward Chase is delighted to present to the private residential market this amazing 2 bedroom flat located in Leytonstone. Situation a short walk to Leytonstone Station (Central Line) this flat is an ideal selection for professional sharers or families searching for size, convenience, and comfort. This property has several key features such as: - Double glazed windows - Gas central heating - Combination boiler - Two spacious bedrooms - Separate kitchen - Tiled bathroom - White goods included - Storage - Property rented part furnished - Off street bike stand - Parking available - Excellent location near Leytonstone Station How to view this property: Please complete the online enquiry form by selecting 'email agent'. Once your full name, email and contact number is submitted to Edward Chase we shall register your interest. When our lettings team have finalised a viewing date and time, they shall email you notification of the viewing schedule and will offer you the opportunity to confirm the viewing. Lettings Edward Chase estate agents offer a



- Amazing Bright & Airy Two Bedroom Flat
- Two Spacious Bedrooms and Large Reception Room Makes This An Excellent Choice For Families or Sharers
- EPC Rating D, Council Tax Band B, London Borough Of Waltham Forest
- Property Has Separate Kitchen With White Goods Included
- Property Is Located 5minutes Walk To Leytonstone Station (Central Line) Quick Access Into Central London
- Property Can Be Rented Furnished Or Unfurnished

Monthly Rental Of £1,699

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Lettings Edward Chase

estate agents offer a bespoke, professional, ARLA accredited Lettings & Management service. If you would like a free property appraisal to gauge the rental potential of your property or you are considering a buy to let purchase, please feel free to contact Sukhbir Basra, Branch Manager to arrange an appointment. Edward Chase estate agents specialise in Ilford, Redbridge, Seven Kings, Goodmayes, Chadwell Heath, Newbury Park, Barkingside, Chadwell Heath, Barking, Canary Wharf, Docklands, Romford, Chigwell, Dagenham, Newham, Royal Wharf and the surrounding East London vicinity. Edward chase estates agents Lorimer Village, Goodmayes site. Our enthusiastic team of estate agents in Ilford are the local experts covering the postcodes of IG1, IG2, IG3, IG4, IG5, IG6, IG7 IG8. Our enthusiastic team of estate agents in Canary Wharf are the local experts covering the



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	70 C
39-54	E		
21-38	F		
1-20	G		

MONEY LAUNDERING REGULATIONS 2003
Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.