



## 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



- 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 £1,675**

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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



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability whether in contract, tort or otherwise in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 70   C    |
| 55-68 | D             | 66   D  |           |
| 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.