



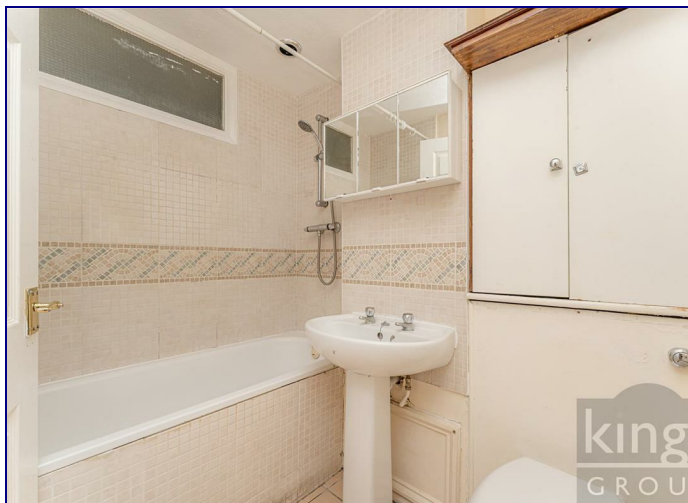
[www.kings-group.net](http://www.kings-group.net)

248 Hoe Street  
Walthamstow E17 3AX  
Tel: 020 8521 1122

**Liden Close, London, E17 8HQ**  
**£1,500 Per Month**



Kings Group estate agents are proud to present this two bedroom purpose built flat. The property consists of two double bedrooms, a lounge/diner, a fully fitted kitchen as well as a family bathroom. The property also has the added benefits of fully double glazed windows, gas central heating, phone security entry system, communal gardens and allocated parking. The property is ideally located just off of Lea Bridge Road. Access to a range of amenities such as pubs, restaurants, shops and bars are all within walking distance to the property. With the new Lea Bridge Road station open at the bottom of Lea Bridge Road access directly into Stratford and the Olympic village is only a stone's throw away. Access to Epping forest is a short walk in the opposite direction and is ideal for country walks and bike rides. Call today to avoid certain disappointment.



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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	









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TOP FLOOR FLAT  
49.0 sq.m. (527 sq.ft.) approx.



TOTAL FLOOR AREA : 49.0 sq.m. (527 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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