







The award winning Kurtis Property are pleased to offer for sale this ground floor flat located in a sought after part of Leyton, E10. Being offered chain free and recently renovated, boasting three bedrooms, lounge, bathroom, kitchen, garden and side access. This property in our opinion would make an ideal first time or Buy To Let purchase. Contact us now to arrange your internal inspection.

EPC Rating D  
Council Tax Band B

**Bedroom 1**  
4.09m x 3.76m (13'05 x 12'04)

**Bedroom 2**  
3.84m x 3.66m (12'07 x 12'0)

**Bathroom**  
1.73m x 1.65m (5'08 x 5'05)

**Lounge**  
3.68m x 2.77m (12'1 x 9'1)

**Kitchen**  
2.13m x 2.90m (7'0 x 9'06)

**Bedroom 3**  
1.83m x 2.92m (6'99 x 9'07)

**Garden (Unmeasured)**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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

- CHAIN FREE
- GROUND FLOOR
- PRIVATE GARDEN
- SIDE ACCESS
- BRAND NEW 125 YEAR LEASE
- RECENTLY REFURBISHED
- SOUGHT AFTER LOCATION
- OWN FRONT DOOR
- A MUST VIEW
- EPC RATING D