



New North Road, Hainault, IG6

**** MODERN 2 BEDROOM HOUSE NEAR TO HAINAULT STATION ** ** Good size lounge ** ** Two double bedrooms ** ** Off street parking ** ** Garden ** ** Near to Fairlop Primary school ** ** Close to Hainault central line station ** ** Available August ** EPC Rating C**

Rent: £1,375 - Monthly



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Spencer Munson are pleased to offer this lovely two bedroom house which is located only 5 minutes walking distance of Hainault central line station with direct access to Stratford (Westfield shopping, Olympic Park and the DLR and Mainline networks) and on to The City and West End of London. The property has a good size lounge, kitchen, two double bedrooms, bathroom and garden. The property benefits from gas central heating and off street parking. This property is being offered unfurnished and available August. EPC Rating: C

Bedroom

3.53m (11'7) x 3.23m (10'7)



Reception 1

4.98m (16'4) x 3.53m (11'7)



Bathroom



Bedroom

3.56m (11'8) x 2.34m (7'8)



Kitchen

2.34m (7'8) x 2.29m (7'6)



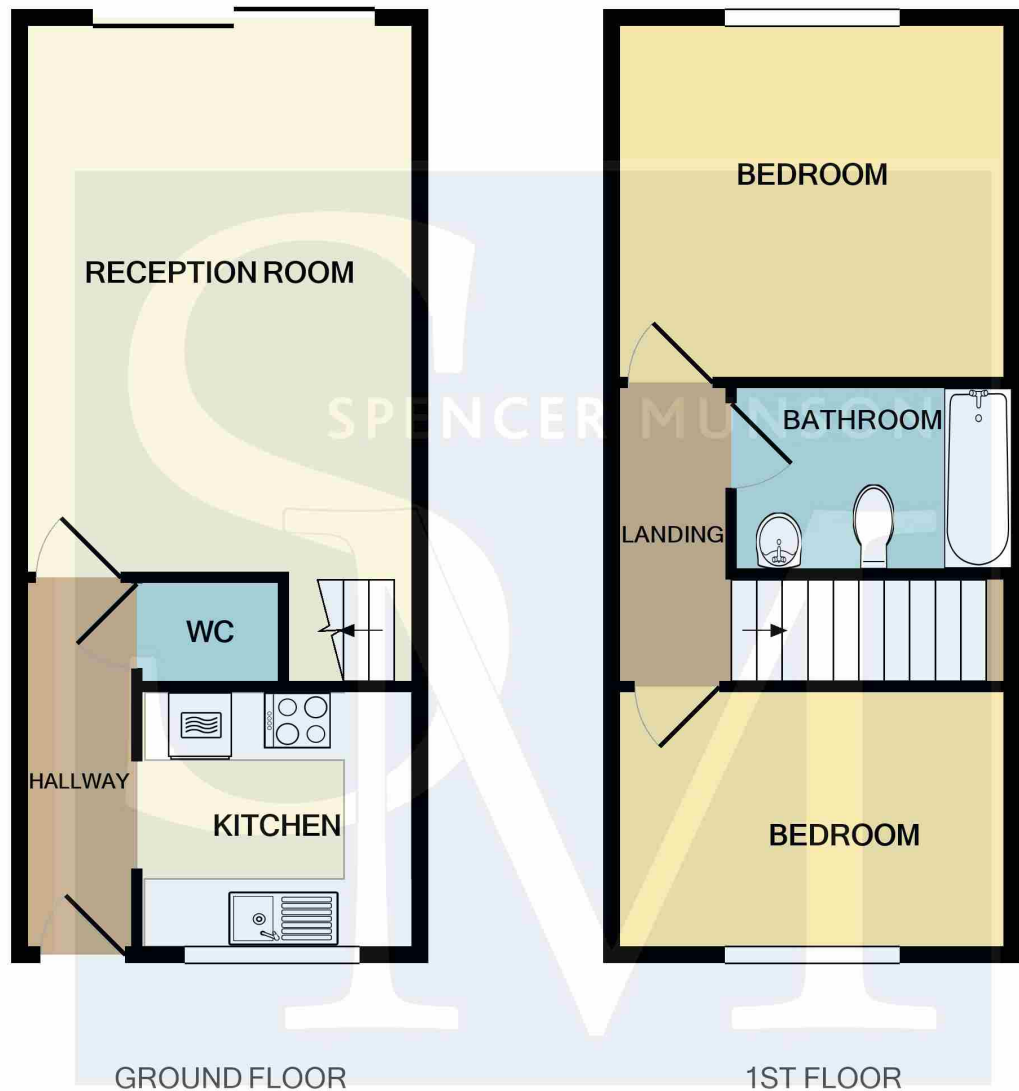
Garden

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B		87	(81-91) B		
(69-80) C	69		(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC		England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

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Whilst every attempt has been made to ensure the accuracy of the floor plan 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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