



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		<b>86</b>
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Newham Council Tax Band C

EPC Band D

12 Month Contract

5 Week Security Deposit  
£2769.00

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.



To view call **020 8989 0011**  
Email [wanstead@wearechurchills.co.uk](mailto:wanstead@wearechurchills.co.uk)

Available Now | Part Furnished | Three Bedrooms | Newly Fitted four piece bathroom | Well Presented throughout | Private rear garden | Great Local Amenities | Close proximity to multiple transport links | Double Glazed | Gas Central Heating

**CHURCHILL**  
estates



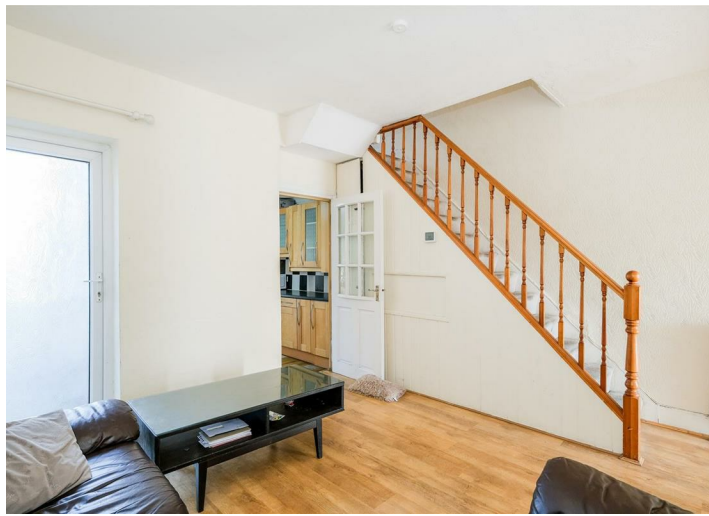
**Holbrook Road, Stratford, E15 3DZ**

**£2,500 Per Month**



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Available From the 8th September - Part Furnished - Churchill Estates are please to offer this three bedroom house offering good sized interiors combined with stylish contemporary décor. The property boasts a private rear garden and is presented in excellent condition throughout.

The property has a double glazed bay window to front and a double glazed door to rear opening onto the rear garden, lounge, a 3 seater sofa and two seater sofa, a glass top dining room table and 4 chairs, and laminated flooring.

Bedroom one has a double glazed window to front, a double bed, fitted wardrobes with overhead storage space.

Bedroom two has a double glazed window to rear a double bed, a double wardrobe.

Bedroom three has been made by closing off the through lounge. The room has a feature fireplace.

The four piece bathroom is newly done and finished to a high standard.

The local area offers an excellent selection of amenities as the shops, bars and restaurants of Plaistow and Stratford are within easy reach. The nearest public transport link is Plaistow Station (London Underground Circle Line, District Line and Hammersmith Line as well as being in close proximity to West Ham Jubilee line, Abbey Road DLR station plus Stratford station.

Please call the Wanstead Office on 0208 989 0011 to organise a viewing.

