



Lea Bridge Road, London, E10 6AP

£1,250 Per Calendar Month

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OC Homes are delighted to present this newly refurbished first floor studio apartment, ideally located in the vibrant Bakers Arms area of Leyton. The property offers a bright studio living space, a separate modern fitted kitchen with appliances, a stylish three-piece bathroom suite and a private terrace balcony.

The location provides fantastic access to local shops, cafés and restaurants, with excellent transport links including multiple bus routes and nearby Leyton Midland and Walthamstow Central stations for easy travel into Central London.

Offered with only electric and council tax to pay. Contact the OC Homes team today to arrange your viewing.

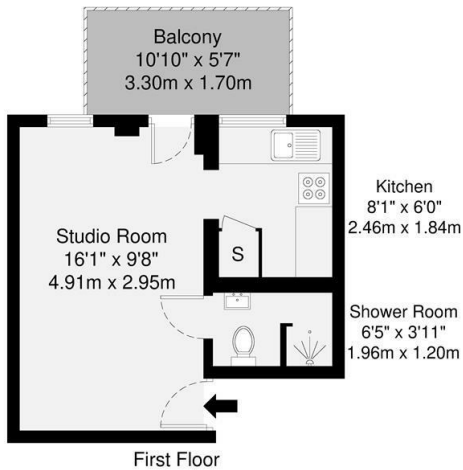
*** AVAILABLE NOW ***

- BRIGHT OPEN PLAN STUDIO
- SEPERATE FULLY FITTED KICTHEN WITH INTEGRATED APPLIANCES
- PRIVATE TERRACE BALCONY
- CLOSE TO AMENITIES, CAFES AND RESTUARANTS
- EXCELLENT BUS LINKS ON YOUR DOOR STEP
- EASY ACCESS TO LEYTON MIDLAND & WALTHAMSTOW CENTRAL STATIONS
- ONLY ELECTRIC & COUNCIL TAX TO PAY
- LOCATED ABOVE A COMMERCIAL PROPERTY ON THE FIRST FLOOR

Viewing

Please contact our OC Homes Leyton Office on 02085561212 if you wish to arrange a viewing appointment for this property or require further information.





GROSS INTERNAL AREA (GIA)
The total area of the property
23 sq m / 247 sq ft

TOTAL STORAGE SPACE
Storage and wardrobe space
0.5 sq m / 5 sq ft

EXTERNAL FEATURES
Garden, Balcony, Terrace, Driveway etc.
5.6 sq m / 60 sq ft

RESTRICTED HEAD HEIGHT
Limited use area under 2.0m
0.0 sq m / 0.0 sq ft

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison
VUE



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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.