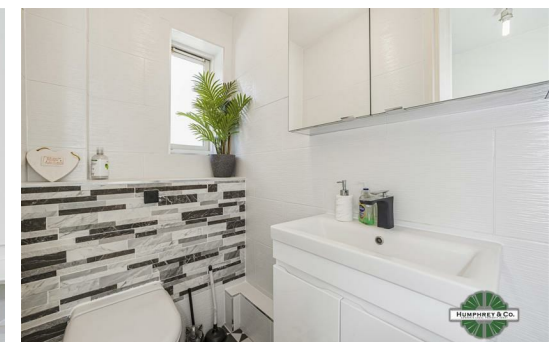


## Birch Grove

Approximate Gross Internal Area  
Ground Floor = 45.6 sq m / 491 sq ft  
First Floor = 37.3 sq m / 402 sq ft  
Second Floor = 33.0 sq m / 356 sq ft  
Total = 116.0 sq m / 1249 sq ft  
(\*Excluding Eaves Storage)  
Total = 120.2 sq m / 1294 sq ft  
(\*Including Eaves Storage)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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## Directions

## Contact

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4 Bed  
House - Townhouse  
located in





4 Birch Grove

LONDON  
E11 4YG

£2,800 PCM



FOUR BEDROOM TOWNHOUSE --- THREE FLOORS --- DOUBLE GLAZED --- GAS CENTRAL HEATING --- PRIVATE GARDEN WITH A SHED --- ONE BATHROOM & ONE SHOWER ROOM & W/C --- FULLY FITTED KITCHEN --- PART FURNISHED --- AVAILABLE FROM THE 19TH JULY.

Humphrey & Co Estates are pleased to offer to the market this lovely four bedroom townhouse in Leytonstone. The property comprises of four double bedrooms, a throughout lounge, a family bathroom with an additional shower room located on the second floor as well as a WC downstairs. The occupiers will benefit from a spacious garden and plenty of storage space.

The ground level includes a large, light entryway, a through lounge that is larger than typical, a beautifully finished kitchen with integrated equipment and access to your garden. The upstairs boasts of four double bedrooms (two on each floor), a superbly crafted family bathroom as well as a shower room. Please call our friendly team to book in a viewing.

