



**Directions**

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3 Bed  
House  
located in



117 Mayville Road

Leyton  
E11 4DQ

£2,300 PCM



THREE BEDROOM HOUSE --- LARGE GARDEN --- AVAILABLE FROM THE 20TH NOVEMBER 2025 --- LOVELY FAMILY HOME.

Nestled in the vibrant area of Leyton, this charming three-bedroom house offers a perfect blend of comfort and convenience. With two spacious reception rooms, this property provides ample space for both relaxation and entertaining guests. The well-appointed kitchen and bathroom ensure that all your daily needs are met with ease.

One of the standout features of this home is its generous garden, which presents an ideal setting for outdoor activities, gardening, or simply enjoying the fresh air. The property is situated close to the station, making commuting a breeze, and is within easy reach of local amenities, ensuring that everything you need is just a stone's throw away.

This delightful house is perfect for families or professionals seeking a welcoming home in a lively community. With its excellent location and spacious layout, it presents a wonderful opportunity for those looking to settle in Leyton. Don't miss the chance to make this lovely property your new home.

Summary

-- 3 BEDROOMS -- 2 RECEPTIONS -- FAMILIES --  
AVAILABLE NOW -- London's Local Property Agent,  
Humphrey & Co Estates are proud to present to the lettings  
market this fantastic Three bedroom, Two Reception house in  
E11. The property consists of Three double bedrooms, Two  
receptions double glazed windows and gas central  
heating. Please call our friendly lettings team to secure a  
viewing.



| 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 |           |

