



NO PHOTO

£599,950

Birch Grove Leytonstone London, E11



4

Bedrooms



1

Bathroom

34 Golders Green Road, London, NW11 8LL |  
mail@dreamviewestates.co.uk

020 8455 0055



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Spacious four bedroom mid terrace modern, bright and quiet townhouse with secure side gate on three floors quietly situated just off Leytonstone High Street close to Langthorne Park and not far to the Olympic Village. PLEASE NOTE PHOTOS TAKE PRE LET

BIRCH GROVE, LEYTONSTONE, E11 4YG

Spacious four bedroom mid terrace modern, bright and quiet townhouse with secure side gate on three floors quietly situated just off Leytonstone High Street close to Langthorne Park and not far to the Olympic Village.

The property has wood floors throughout.

Ground floor:- hallway with wood floors. Guest Cloakroom with WC and wash hand basin. Reception room with doors to garden and paved patio. Path leading to the side gate useful for those garden parties.

First floor:- Two double bedrooms both with beds and wardrobes. Under stairs storage.

Second floor with two more bedrooms. Large bathroom with bath, shower over,

This location is only 1 stop on the train or 20 minutes walk to Stratford and the Olympic Grounds plus the fabulous Westfield Shopping Centre with all its amazing shops, restaurants, bars and casino. Langthorne Park was opened on June 2000 and features a number of specially commissioned art features to enhance both the physical environment of the park as well as providing visual representations of the site's long history. The park includes a ball court, a tennis wall, a traversing climbing wall and outdoor gym equipment. Gardens and Quiet garden, Ecology area. Amphitheatre and small hall. Hard court floodlit area with multisport and basketball facilities. picnic area and Public art features. Leytonstone itself is full of shops restaurants cafes, 24 hour grocery shops etc Westfield Stratford City - Europe's largest urban shopping and leisure destination

Westfield Stratford City is a shopping centre in Stratford, London, owned by the Westfield Group. The centre opened on 13 September 2011. With a total retail floor area of 1,883,700 square feet (175,000 m<sup>2</sup>), it is one of the largest urban shopping centres in Europe. It is the third-largest shopping centre in the United Kingdom by retail space behind the MetroCentre and the Trafford Centre. Taking the surrounding shopping area into account, it is the largest urban shopping centre in the European Union in terms of size. With 250 shops plus 70 places to dine, Westfield Stratford City is the largest urban shopping and leisure mall in Europe and a stunning new lifestyle destination for East London. As well as the many shops and restaurants, you'll find a range of world-class leisure facilities. Boasting 17 screens, Westfield Stratford City's Vue Cinema is one of largest, most innovative all-digital cinemas in Europe. You can also enjoy a luxury bowling experience at All Star Lanes while Aspers Casino, with its two bars and an 80-seat restaurant, sets a benchmark in the UK for modern entertainment.

Westfield Stratford City is part of one of the largest urban regeneration projects ever undertaken in the UK, and it is ideally positioned on the doorstep of the Olympic Park. With so much to explore, don't miss out on this iconic new shopping destination.

PRICE £599950 FREEHOLD

PLEASE NOTE PHOTOS TAKE PRE CURRENT LETTING



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# Energy performance certificate (EPC)

56 Birch Grove LONDON E11 4YG	Energy rating <div>D</div>	Valid until: 9 April 2035
		Certificate number: 7124-8125-3002-0404-0302

Property type	End-terrace house
Total floor area	110 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

## Breakdown of property's energy performance

### Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Roof room(s), insulated (assumed)	Good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system	Good
Lighting	Low energy lighting in 40% of fixed outlets	Average
Floor	Suspended, limited insulation (assumed)	N/A
Secondary heating	None	N/A

### Primary energy use

The primary energy use for this property per year is 215 kilowatt hours per square metre (kWh/m<sup>2</sup>).

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## How this affects your energy bills

An average household would need to spend **£1,316 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could **save £411 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2025** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

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### Heating this property

Estimated energy needed in this property is:

- 7,407 kWh per year for heating
- 4,769 kWh per year for hot water

## Impact on the environment

This property's environmental impact rating is D. It has the potential to be C.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO<sub>2</sub>) they produce each year.

This property produces 4.2 tonnes of CO<sub>2</sub>

This property's potential production 1.8 tonnes of CO<sub>2</sub>

You could improve this property's CO<sub>2</sub> emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

## Carbon emissions

An average household produces 6 tonnes of CO<sub>2</sub>

## Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Increase hot water cylinder insulation	£15 - £30	£101
2. Low energy lighting	£45	£57
3. Heating controls (room thermostat)	£350 - £450	£66
4. Condensing boiler	£2,200 - £3,000	£122
5. Solar water heating	£4,000 - £6,000	£64
6. Solar photovoltaic panels	£3,500 - £5,500	£439

## Advice on making energy saving improvements

[Get detailed recommendations and cost estimates \(www.gov.uk/improve-energy-efficiency\)](https://www.gov.uk/improve-energy-efficiency)

## Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Insulation: [Great British Insulation Scheme \(www.gov.uk/apply-great-british-insulation-scheme\)](https://www.gov.uk/apply-great-british-insulation-scheme)
- Heat pumps and biomass boilers: [Boiler Upgrade Scheme \(www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/apply-boiler-upgrade-scheme)
- Help from your energy supplier: [Energy Company Obligation \(www.gov.uk/energy-company-obligation\)](https://www.gov.uk/energy-company-obligation)



## Who to contact about this certificate

### Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Lauris Pelcers
Telephone	02032876610
Email	<a href="mailto:general@spacephoto.co.uk">general@spacephoto.co.uk</a>

### Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Quidos Limited
Assessor's ID	QUID208747
Telephone	01225 667 570
Email	<a href="mailto:info@quidos.co.uk">info@quidos.co.uk</a>

### About this assessment

Assessor's declaration	No related party
Date of assessment	9 April 2025
Date of certificate	10 April 2025
Type of assessment	<a href="#">RdSAP</a>