

# Settle.



Edinburgh Road  
, London, E17 7QB  
£1,995 Per month



## Floor Plan



Settle

## Edinburgh Road

Approximate Gross Internal Area  
Total = 57.3 sq m / 617 sq ft

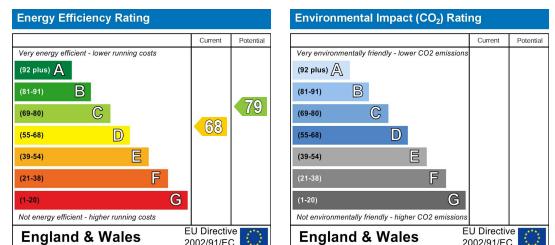
This plan is for general guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Settle Office on 0208 124 2522 if you wish to arrange a viewing appointment for this property or require further information.

- Two Bedroom Flat
- Open Plan Kitchen/Living Area
- Spacious Bedrooms
- Available Now
- EPC Rating D
- Private Garden
- Ground Floor Flat
- Unfurnished
- Council Tax Band B
- 617 Sq Ft - 57.3 Sq M



A Well Presented and recently Renovated Two-Bedroom Garden Flat.

Both bedrooms are spacious doubles, providing comfortable living and excellent storage potential. To the rear of the property is a fully fitted kitchen seamlessly integrated into an open-plan living and dining area, creating a bright and inviting space ideal for both everyday living and entertaining. The flat further benefits from a plush, contemporary shower room and direct access to a private rear garden.



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 firms employment has the authority to make or give any representation or warranty in respect of the property.