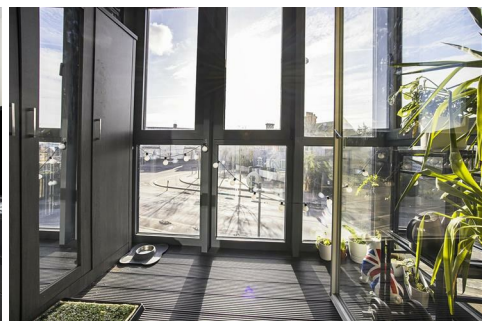




Ruckholt Road, Leyton, London

Situated on the first floor of this popular modern development, this beautifully presented one-bedroom apartment offers bright, contemporary living in a well-connected location.

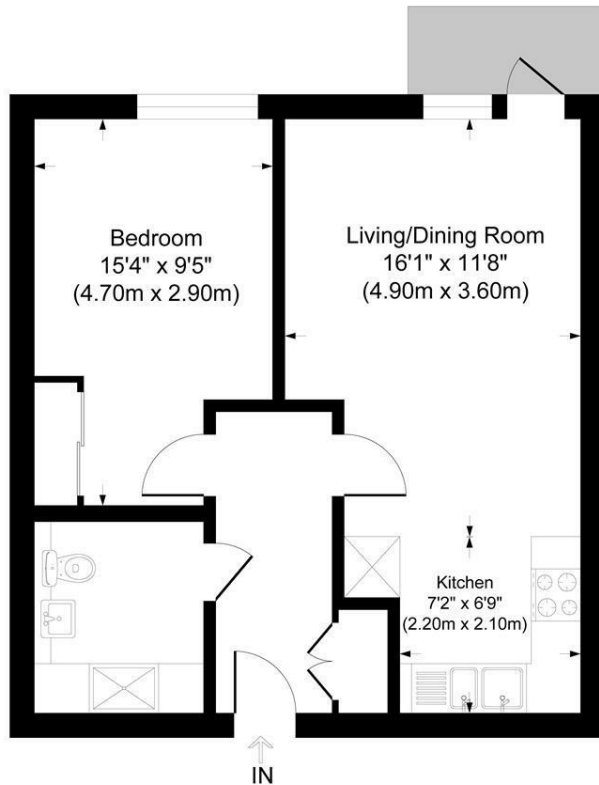
The spacious open-plan living, dining and kitchen area provides an ideal space for both everyday living and entertaining. The stylish fitted kitchen features integrated appliances and generous cupboard space, while the living area opens onto a private enclosed balcony, creating a bright and versatile extension of the home.

The generous double bedroom benefits from built-in wardrobes and air conditioning, providing excellent comfort and storage. A sleek modern bathroom, complete with a walk-in rainfall shower, is finished to a high standard, while a spacious hallway with a separate utility cupboard and cloakroom offers excellent practical storage.

Further benefits include underfloor heating, double glazing throughout, an all-electric heating system and an impressive EPC rating of B. Residents also enjoy access to a beautifully maintained communal courtyard garden, secure bike storage and a concierge service, providing added convenience for parcel deliveries and day-to-day assistance.

- Modern One Bedroom Flat
- Large Open Plan Living Space
- Shared Communal Gardens
- Popular Leyton Location
- Lift Accessible
- Council Tax Band: C
- EPC Rating: B
- Leyton Station: 0.4 Miles
- On-Site Concierge
- 502 Sq Ft - 46.6 Sq M

£340,000



Settle

Rookery Court

Approximate Gross Internal Area
Total = 46.6 sq m / 502 sq ft

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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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		85	85
		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	