



## Dawlish Road, Leyton, London, E10

£2,100 PCM

Part furnished

TO LET

 1  1  1

- 1 Bedroom ground floor flat
- Double glazed & Gas central heating
- Walking distance to Sidmouth Park
- Leyton Tube Station: 0.4 mile
- Leyton Midland Road Overground station: 0.5 mile
- Deposit: £2423.07
- EPC Rating: c (77)
- Council Tax Band: B
- Rear Garden: 21'1 x 13'10
- Internal: 545 sq ft (51 sq m)

An incredibly well presented, one bedroom garden flat on Dawlish Road.

This property has been recently renovated, with a monochrome palette throughout. The property comprises double bedroom to the front, reception room, galley kitchen, study/home office and a stylish bathroom. Outside there is private, courtyard style garden.

The location of the flat is hard to beat. It's moments from the many bars and eateries of both Francis Road and Leyton High Road, whilst Leyton Central line station is a gentle stroll away, for when work beckons.

Great flat, great location. Shall we take a look...?

# Dawlish Road, Leyton, London, E10

## DIMENSIONS

### Reception Room

14'2 x 9'8 (4.32m x 2.95m)

### Kitchen

15'7 x 5'9 (4.75m x 1.75m)

### Bedroom

10'10 x 9'6 (3.30m x 2.90m)

### Study

9'4 x 7'8 (2.84m x 2.34m)

### Bathroom

7'8 x 6'9 (2.34m x 2.06m)

### Rear Garden

21'1 x 13'10 (6.43m x 4.22m)

On street residents permit parking

### Additional Information:

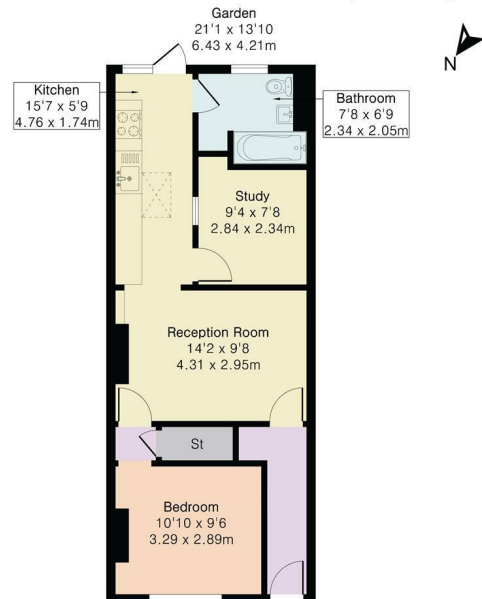
Local Authority: London Borough Of Waltham Forest

### Disclaimer:

We endeavour to ensure that our particulars are as accurate and reliable as possible; however, they do not constitute or form part of any offer or contract and should not be relied upon as statements or representations of fact. All measurements are approximate and provided as a guide only. Any systems, services, or appliances referred to have not been tested by us, and we are therefore unable to verify or guarantee their working condition. All photographs and floorplans are provided for guidance only. Tenants are advised to verify details relating to planning permissions, building regulations, and any works carried out at the property with their solicitor or conveyancer, as well as tenure and lease information where applicable.


## FLOORPLAN

Approximate Gross Internal Area 545 sq ft - 51 sq m

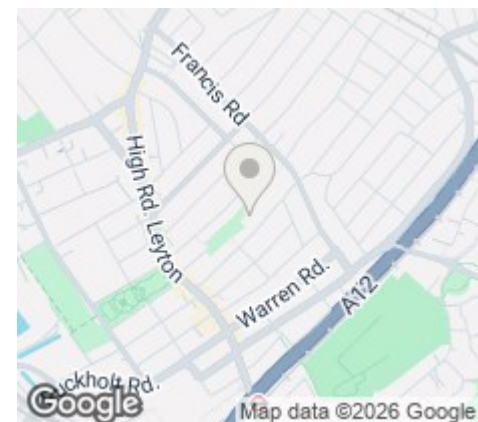


Ground Floor

## EPC RATING

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		
	77	77
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

## LOCATION



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