






## Claude Road, Leyton, London, E10

£1,900 PCM

Unfurnished

**TO LET**

 1  1  2

- First floor flat
- 2 Bedrooms
- Double glazed
- Gas central heating
- Leyton Midland Road Overground station 0.5 mile
- Leyton & Leytonstone tube stations 0.8 mile
- Deposit: £2192.30
- EPC rating: D (56) & Council tax band: B
- Off street residents permit parking
- Internal: 532 sq ft (49 sq m)

A well presented two bedroom, first floor flat on Claude Road. Moments from the many independent cafes and shops of Francis Road, the flat is also ideally placed for the morning commute, with both Leyton and Leyton Midland stations within easy walking distance.

Internally the flat is filled with natural light. To the front is the full width reception room, easily large enough for both relaxing and dining. The main bedroom (a solid double) sits directly behind, off the landing. There then follows the three piece family bathroom and a galley style kitchen, before you arrive at the final, single bedroom at the rear.

Great flat, great location - shall we take a look?

# Claude Road, Leyton, London, E10

## DIMENSIONS

### Reception Room

15'1 x 13'3 (4.60m x 4.04m)

### Kitchen

7'4 x 6'8 (2.24m x 2.03m)

### Bedroom One

11'3 x 9'7 (3.43m x 2.92m)

### Bedroom Two

10'3 x 6'0 (3.12m x 1.83m)

### Bathroom

7'4 x 4'7 (2.24m x 1.40m)

Off street residents permit parking

### Additional Information:

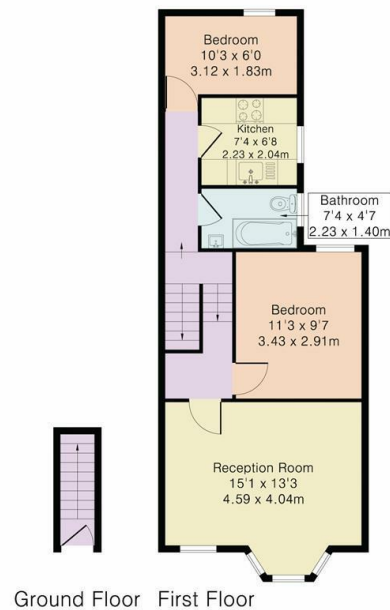
Local Authority: London Borough Of Waltham Forest

### 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 532 sq ft - 49 sq m



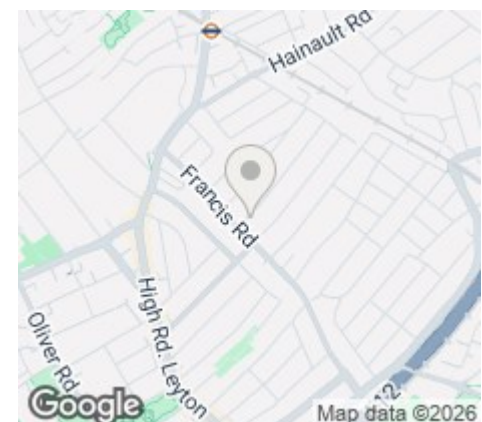
Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



## 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>	56	65
(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	

## LOCATION



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