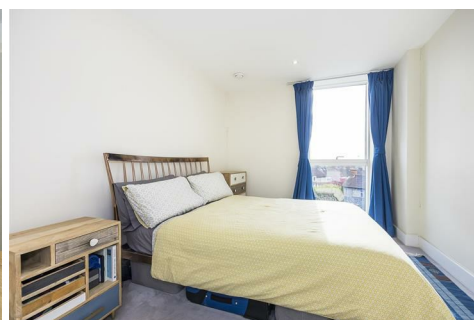




## Ruckholt Road, Leyton, London

A modern one-bedroom flat in a popular residential development in Leyton.

This delightful home is located on the third floor of this sought-after building. The property is laid out to maximise all the space at your disposal, with a fantastic open-plan living area, making it the ideal chill-out room after a long day at work.

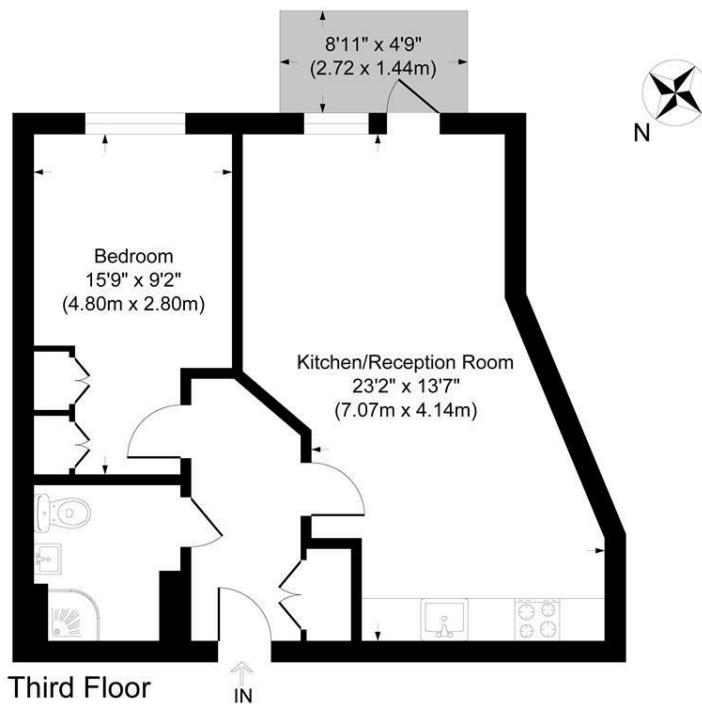
The kitchen is fully fitted with integrated appliances and offers ample storage space for pots and pans, while the living room is equally generous in size and has the added benefit of an enclosed balcony with a great view towards the City.

The main bedroom has been decorated tastefully and offers ample storage space with ceiling-high built-in cupboards, while adjacent to the bedroom is the sizable bathroom, with a walk-in rain shower finished to perfection.

Other benefits include a wide hallway with a separate utility cupboard and cloakroom, fully electric with no gas, double-glazed throughout, and energy efficient with a "B" EPC rating.

- Beautifully Presented One-Bedroom Flat
- Large Open-Plan Living Space
- Chain Free
- Private Enclosed Balcony
- Shared Communal Gardens
- Council Tax Band: C
- EPC Rating: B
- 0.4 Miles To Leyton Station
- Concierge and Secure Phone Entry System
- 559 Sq Ft (51.9 SQ M)

£350,000



Settle

## Ruckholt Road

Approximate Gross Internal Area  
Total = 51.9 sq m / 559 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                             |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |  |                         |           |
| England & Wales                                                 |  | EU Directive 2002/91/EC |           |