



WHERE STANDARDS MATTER

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### Richmond Road, Waltham Forest, London, E11

Spencer Munson are delighted to present to you this fully renovated three-bedroom terraced house, finished to a high standard throughout.

The property offers three spacious double bedrooms, a modern four-piece bathroom suite and a large open-plan kitchen, living, and dining area. This property is ideal if you want modern living. Additional benefits include a downstairs W/C, a basement for extra storage and a low-maintenance private garden. Ideally located and close to local shops and amenities, the property is also just a short walk from Leytonstone Central Line station, providing you with excellent transport links. Offered unfurnished and available immediately, this is a fantastic opportunity not to be missed. EPC Rating: D Council Tax Band: D

**Rent: £2,800 - Monthly**



# Richmond Road, Leytonstone, London, E11

## Reception 1



## Kitchen



## Hall



## Bedroom 1



## Bedroom 2



**Bedroom 3**



**Bathroom**



## Richmond Road, Leytonstone, London, E11

W/C



Small Garden



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92-100 <b>A</b>		
81-91 <b>B</b>		87
69-80 <b>C</b>		
55-68 <b>D</b>	59	
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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These particulars are intended to give a fair and substantially correct overall description for the guidance of intending tenants/purchasers and do not constitute an offer or part of a contract. Prospective tenants/purchasers and/or lessees should seek their own professional advice. All descriptions, dimensions, reference to condition, fixtures, fittings and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. However, intending tenants/purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Fixtures and fittings shown in pictures and on viewings may well not be included in any tenancy/sale and any prospective tenant/purchaser must clarify this for themselves. All measurements and floorplans are approximate and produced as a guide in good faith. Please note that some of the furniture and decor items shown in these images have been digitally added using AI technology for illustrative purposes. The actual property may differ in appearance. Prospective buyers or renters are encouraged to visit the property in person to get an accurate representation.