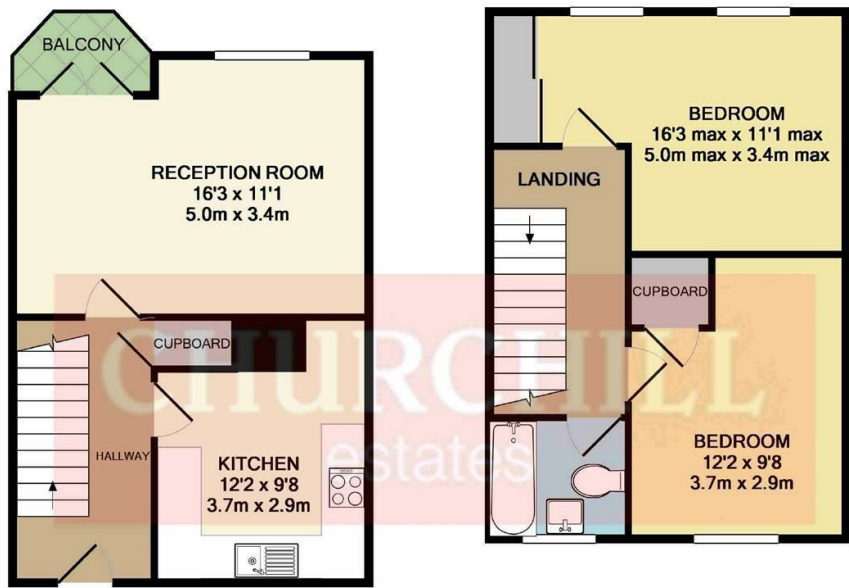




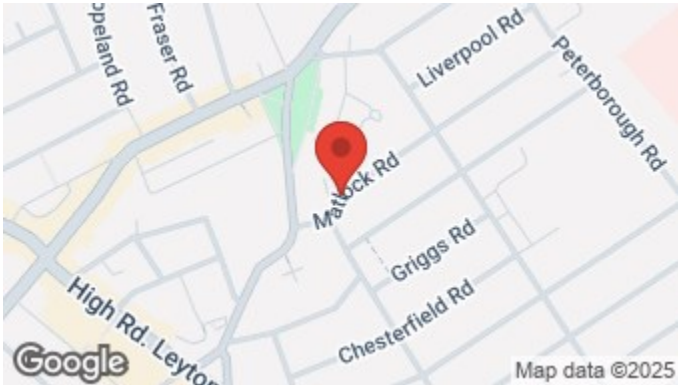
GROUND FLOOR  
APPROX. FLOOR  
AREA 370 SQ.FT.  
(34.3 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 389 SQ.FT.  
(36.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 759 SQ.FT. (70.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 78                      | 78        |
| (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 |           |



Waltham Forest Band B

EPC Rating C

12 Month Tenancy Agreement

5 Week Security Deposit  
£1846.00

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Welcome to this delightful two double bedroom split-level flat located in the sought-after Livingstone Court on Matlock Road, Leyton. This modern purpose-built property is now available for immediate occupancy and offers a fantastic opportunity for those seeking a comfortable and stylish living space.

As you enter the flat, you will find a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The modern kitchen is well-equipped, making it a joy to prepare meals. The flat features two generously sized double bedrooms, ensuring ample space for rest and personal belongings.

The property boasts a well-appointed bathroom, designed for both convenience and comfort. Additionally, the flat benefits from double glazing throughout, which enhances energy efficiency and helps maintain a peaceful environment. Gas central heating ensures that you will stay warm and cosy during the colder months.

One of the standout features of this property is the lovely balcony, where you can enjoy a breath of fresh air and take in the views of the surrounding area. The communal gardens provide a pleasant outdoor space for residents to enjoy, perfect for leisurely strolls or simply unwinding in a tranquil setting.

Situated on the second floor, this flat offers a sense of privacy while still being easily accessible. The location in Leyton is ideal, with a variety of local amenities, shops, and transport links nearby, making it convenient for commuting and daily errands.

This unfurnished flat presents a blank canvas for you to personalise and make your own. Whether you are a young professional, a couple, or a small family, this property is sure to meet your needs. Do not miss the chance to view this charming flat and experience the comfortable lifestyle it has to offer.

