



## Roman Road, London

£2,400 Per Calendar Month



- Beautifully refurbished throughout – simply unpack and move straight in.
- Three-bedroom mid-terrace home with a versatile and family-friendly layout.
- Stylish modern kitchen with high-gloss units, marble-effect flooring and matching splashbacks.
- Bright and welcoming living room, perfect for relaxing or entertaining.
- Two first-floor bedrooms plus a flexible ground floor third bedroom, ideal as a guest room, home office or dining room.
- Modern ground floor shower room
- Approx. 60ft rear garden offering plenty of outdoor space to enjoy.
- Powered outbuilding with electrics, perfect as a home office, gym, workshop or studio.
- Useful cellar providing valuable additional storage.
- Conveniently located on Roman Road, close to local amenities, schools and transport links.



**STOP SCROLLING... This one is ready for you to move straight into!**

**Looking for a home where all the hard work has already been done? Welcome to this beautifully refurbished three-bedroom mid-terrace on the ever-popular Roman Road, offering stylish accommodation that's ready for its next tenants.**

Step inside and you'll instantly appreciate the fresh, modern finish throughout. The cosy yet spacious living room is the perfect place to unwind, while the stunning contemporary kitchen is guaranteed to impress with its sleek high-gloss cabinetry, stylish marble-effect floor tiles and matching splashbacks. Whether you're a keen cook or simply love a kitchen that looks as good as it functions, this one certainly delivers.

The layout is ideal for modern living, with two generous bedrooms upstairs and a versatile third bedroom on the ground floor, perfect as a guest room, nursery, home office or even a separate dining room if that's more your style. A stylish ground floor shower room completes the accommodation.

Head outside and prepare to be surprised. The rear garden stretches to approximately 60ft, offering plenty of room for summer BBQs, family fun or simply relaxing with a morning coffee. At the end of the garden you'll find a fantastic outbuilding complete with electrics – ideal for a home office, gym, workshop or hobby room.

There's also the added bonus of a useful cellar, providing valuable storage space.

With stylish décor, modern finishes and no renovation headaches, this is a home that's ready for you to simply unpack and start enjoying.

Located on Roman Road, close to local amenities, schools and transport links, this fantastic home offers the perfect blend of comfort, space and convenience.

Properties finished to this standard are always in high demand, so don't miss your chance to arrange a viewing.



**Colubrid.co.uk**



#### THE SMALL PRINT:

Material Information: <https://reports.sprift.com/property-report/48-roman-road-london-e6-3sr/5448794>

#### Tenancy Fees

Holding Deposit: 1 week's rent to say "we like you."

#### Security Deposit:

Under £50k/year - 5 weeks' rent

£50k+ - 6 weeks' rent

Covers damages or "oops" moments.

#### Other Fees:

Lost keys/lock replacement: full cost + £15/hr admin

Contract change/tenancy tweak: £50

Late rent: 3% interest above base rate

Property Management - All properties managed by Property Stop, not us. More info: [www.property-stop.com](http://www.property-stop.com).

Tenant Protection - Managed by Property Stop. Client Money Protection (CMP) included.

Colubrid is in The Property Ombudsman Redress Scheme—rules are followed, you're protected.



