



PRESTON ROAD, LEYTONSTONE, E11

2 BED APARTMENT

£1,900 PCM

A very well presented, newly converted two double bedroom ground floor apartment available moments from Leytonstone Station.

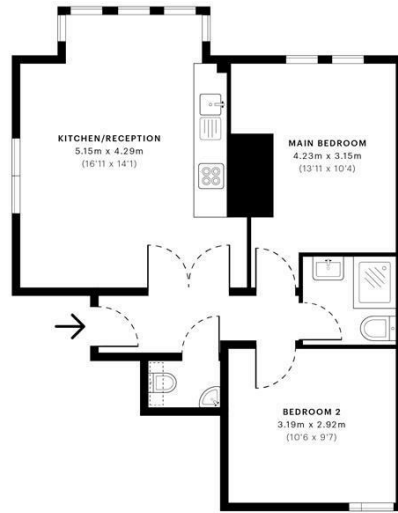
The apartment features a generous reception room with double doors, two double bedrooms, brand new bathroom and additional W/C.

Further benefits include wood flooring throughout and high ceilings.

Hemmingfords

Preston Road, E11
CAPTURE DATE: 06/09/2021 LASER SCAN POINTS: 1,394,218

GROSS INTERNAL AREA
50.00 sqm / 538.20 sqft



Ground Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
50.00 sqm / 538.20 sqft
 NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes swimming pools, covered terraces
46.63 sqm / 501.92 sqft
 EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft
 RESTRICTED HEAD HEIGHT
Limited use area under 1.8m
0.24 sqm / 2.58 sqft

Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Pits and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3 RESIDENTIAL: 50.85 sqm / 547.04 sqft
 IPMS 3 COMMERCIAL: 47.53 sqm / 511.39 sqft
 spec id: 613343461c4f600b6484256



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	77
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Hemmingfords Lettings
34 Upper Street
London
N1 0PN

020 3890 7470
info@hemmingfords.co.uk
www.hemmingfords.co.uk

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