



[www.kings-group.net](http://www.kings-group.net)

248 Hoe Street  
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Francis Road, London, E10 6PP  
£3,000 Per Month



Suitable for a single family household only (no HMO licence).

**\*\* Exceptional Four Bedroom Home with Two Kitchens | Prime Francis Road Location | Available Soon\*\***

Situated on the ever-popular Francis Road in the heart of Leyton, this spacious and versatile four-bedroom property offers an excellent opportunity for families seeking generous living accommodation in one of East London's most desirable neighbourhoods.

The property boasts four well-proportioned bedrooms, bright and spacious living areas, and the rare benefit of **\*\*two fully fitted kitchens\*\***, providing exceptional flexibility for larger families or those requiring additional cooking and dining space.

Finished to a good standard throughout, the property offers a practical layout with ample storage, modern kitchen facilities, and well-appointed bathrooms, creating a comfortable and convenient home ready for immediate occupation.

Ideally positioned just moments from the vibrant Francis Road, residents can enjoy an excellent selection of independent cafés, restaurants, boutique shops, and local amenities. Leyton Underground Station (Central Line) is within easy walking distance, providing fast and convenient access into Stratford, the City, and Central London. Excellent bus routes, highly regarded local schools, parks, and leisure facilities are also close by.

Early viewing is highly recommended to appreciate the size, versatility and fantastic location of this impressive home.



| 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<br>2002/91/EC |  |

| Environmental Impact (CO <sub>2</sub> ) Rating      |                            |                                                                                   |
|-----------------------------------------------------|----------------------------|-----------------------------------------------------------------------------------|
|                                                     | Current                    | Potential                                                                         |
| Very environmentally friendly - lower CO2 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 CO2 emissions |                            |                                                                                   |
| England & Wales                                     | EU Directive<br>2002/91/EC |  |











Associated Offices in London, Essex and Hertfordshire  
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