



Shrewsbury Road, London, E7 8QU

£1,750 Per Calendar Month









# Shrewsbury Road

London, E7 8QU

- EPC RATING: tbc
- LARGE RECEPTION
- UNFURNISHED
- AVAILABLE IMMEDIATELY
- TWO BEDROOMS
- SEPARATE KITCHEN
- RECENTLY REFURBISHED
- SOUGHT AFTER LOCATION

Sandra Davidson Estate Agents are pleased to offer TO LET, Nestled on the desirable Shrewsbury Road in London, this charming two-bedroom top floor flat presents an excellent opportunity for those seeking a modern living space in a vibrant area. Recently refurbished, the flat boasts well-proportioned rooms that create a comfortable and inviting atmosphere.

As you enter, you will be greeted by a bright and airy living area, perfect for relaxation or entertaining guests. The contemporary design and thoughtful layout ensure that every inch of space is utilised effectively. The two spacious bedrooms offer a peaceful retreat, ideal for rest and rejuvenation after a busy day.

The flat's location on Shrewsbury Road provides easy access to local amenities, including shops, cafes, and parks, making it a convenient choice for everyday living. With excellent transport links nearby, commuting to central London or exploring the surrounding areas is a breeze.

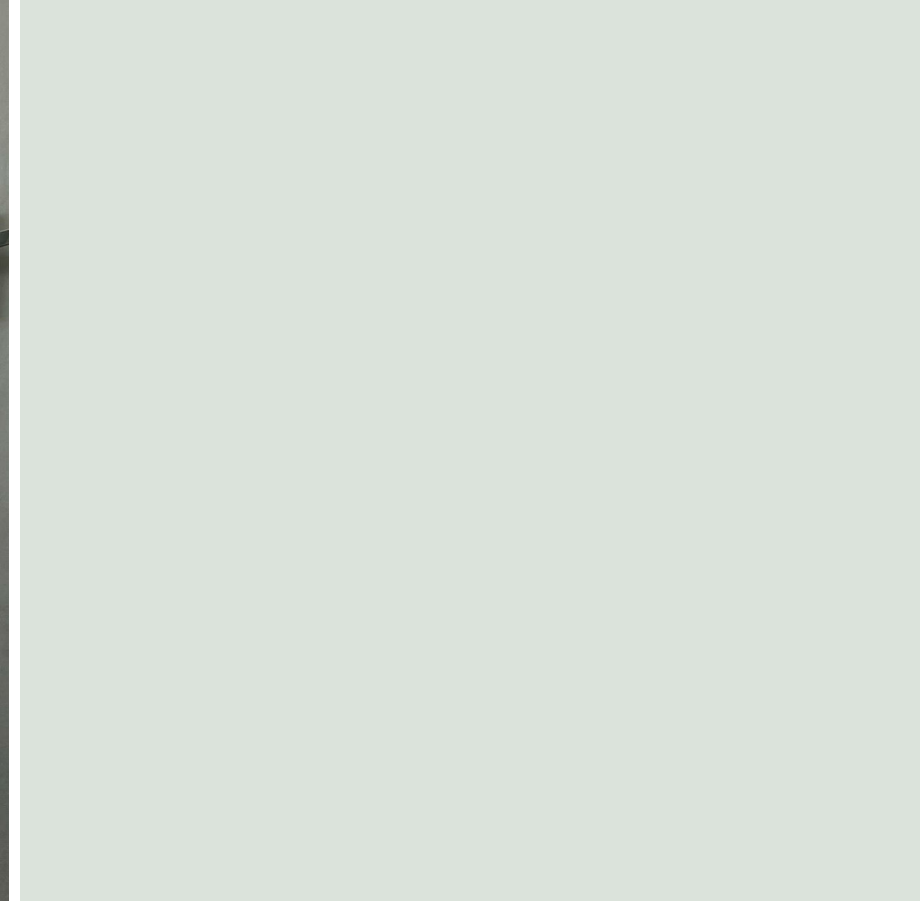
This property is available now, making it an ideal choice for those looking to move in without delay. Whether you are a first-time buyer, a young professional, or seeking a rental opportunity, this flat is sure to meet your needs. Do not miss the chance to make this delightful space your new home.

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|             |                                |
|-------------|--------------------------------|
| ENTRANCE    |                                |
| RECEPTION   | 13'1" x 14'10" (4.00m x 4.51m) |
| KITCHEN     | 8'9" x 9'3" (2.67m x 2.81m)    |
| BEDROOM ONE | 13'1" x 11'3" (4.00m x 3.44m)  |
| BEDROOM TWO | 11'11" x 10'2" (3.64m x 3.11m) |
| BATHROOM    |                                |





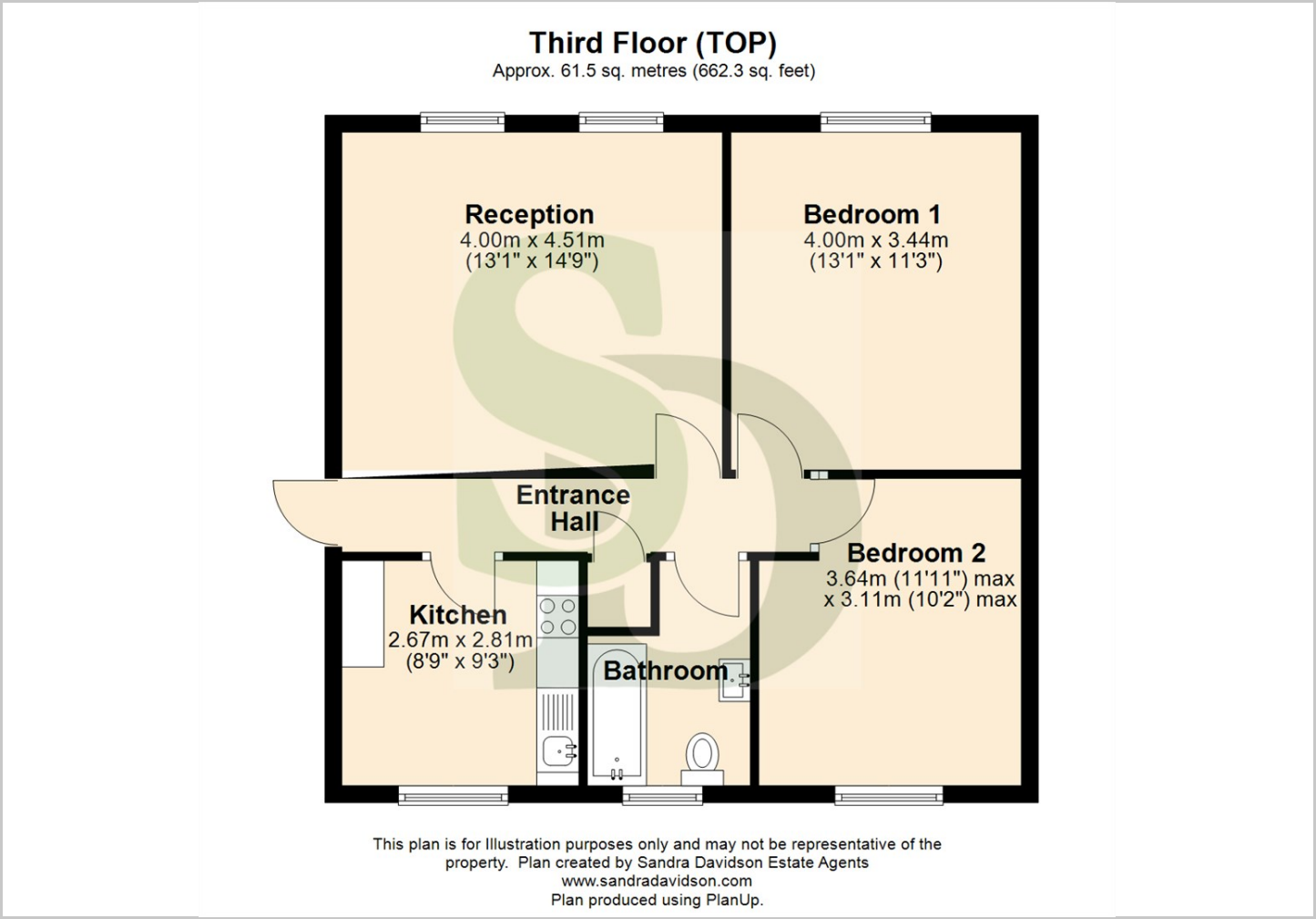
Directions







Floor Plans



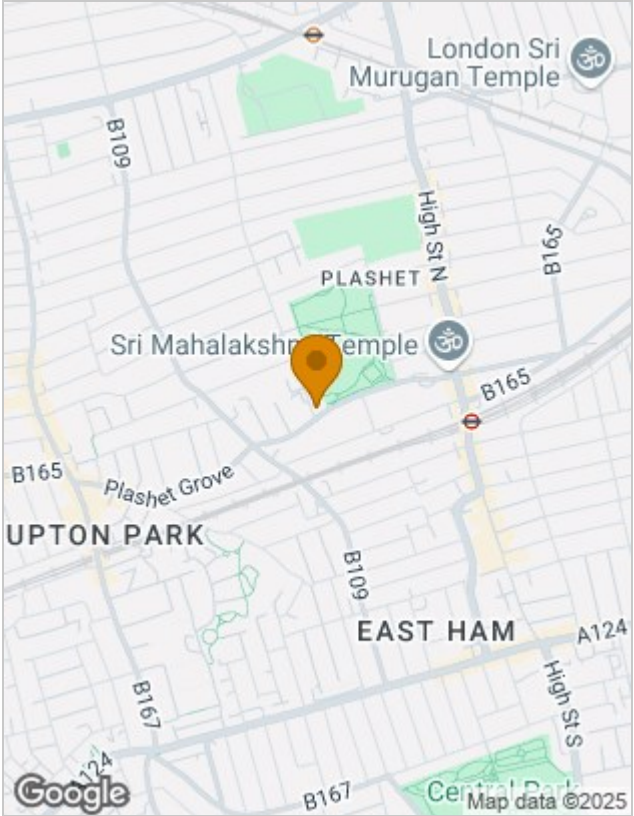
Viewing

Please contact our Redbridge Lettings Office on 020 8551 0211 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

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