

123 Grove Green Road, London, E11 4ED



£3,250 PCM

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*** EARLY VIEWINGS RECOMMENDED ***

McDowalls are delighted to present this newly renovated four-bedroom terraced house, ideally located on a residential street just off the A12 in Leyton. Arranged over three floors, the property features a bay-windowed reception, a separate dining room, a spacious kitchen, and a ground floor bathroom.

On the first floor, the property offers three well proportioned bedrooms, along with a full size family bathroom. And finally, the loft conversion provides a generous fourth bedroom, completing this versatile home.

Further benefits include a basement and a sizeable garden. The property is offered unfurnished, but includes kitchen white goods.

With great transport links via the Central Line, the house is a ten minute walk from Leyton Station. Other amenities include Leyton Mills Retail Park, Leyton Library and Local Schools.

PARKING - Street Parking with Permit

LOCAL AUTHORITY - London Borough of Waltham Forest

COUNCIL TAX - C (£ £2,121 PA)

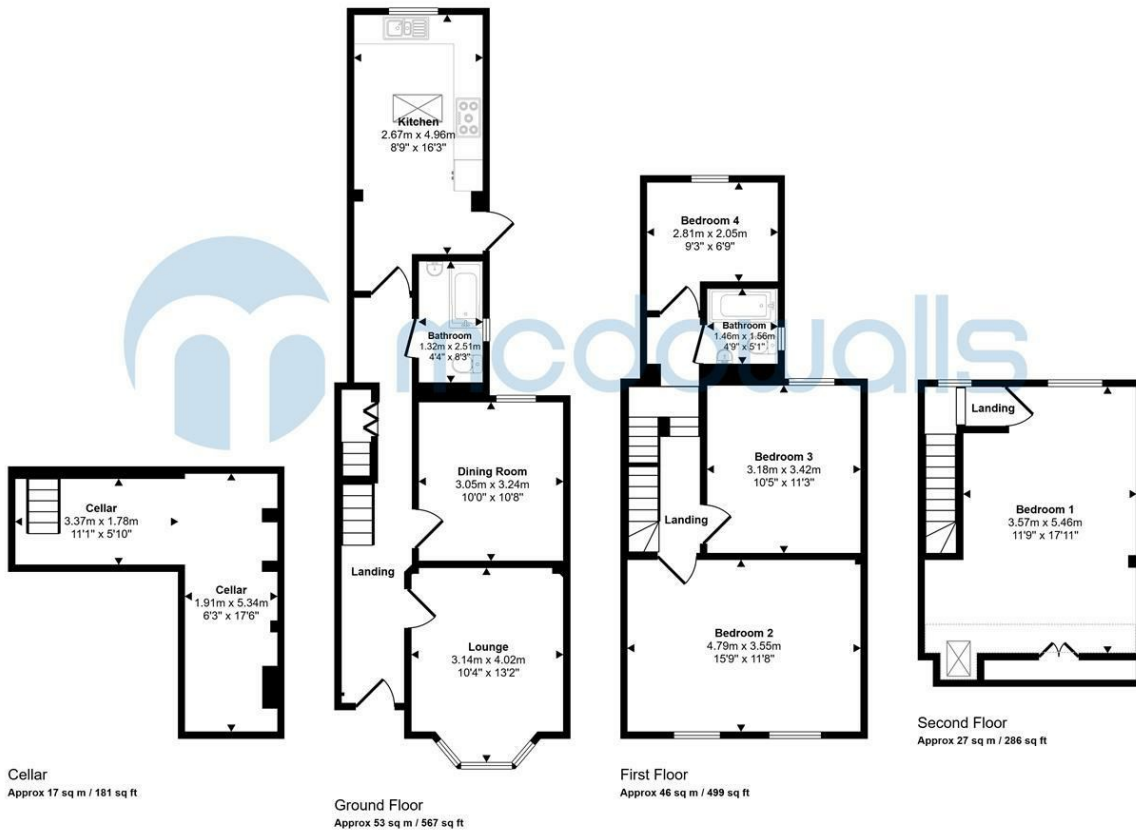
EPC - Band C

WATER / SEWAGE - Mains

GAS - Mains

ELECTRIC - Mains

Approx Gross Internal Area
142 sq m / 1533 sq ft



Cellar
Approx 17 sq m / 181 sq ft

Ground Floor
Approx 53 sq m / 567 sq ft

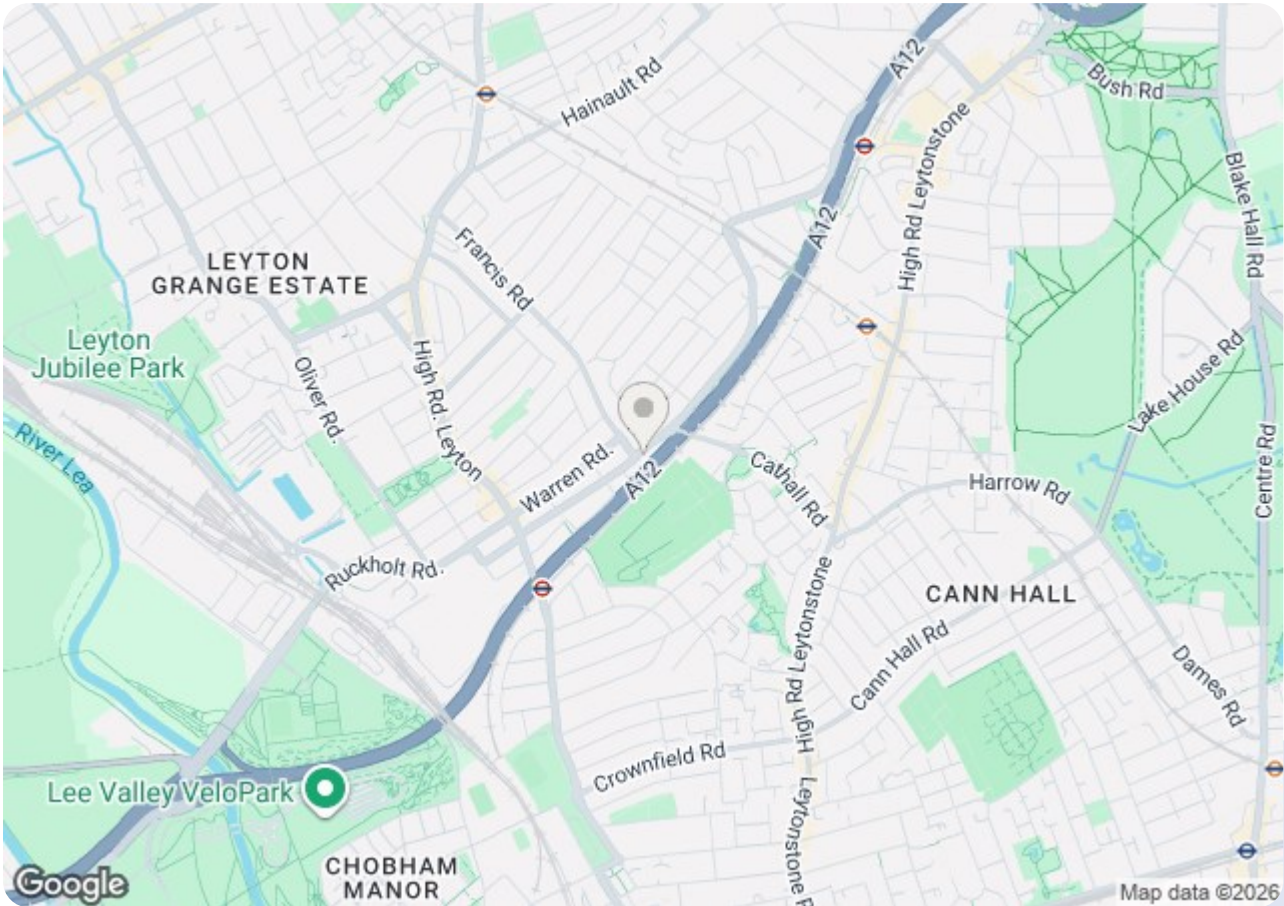
First Floor
Approx 46 sq m / 499 sq ft


Second Floor
Approx 27 sq m / 286 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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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	57	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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