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248 Hoe Street Walthamstow E17 3AX Tel: 020 8521 1122 Perth Road, Leyton, E10 7PB £1,400 PCM

Kings Lettings are please to present this Ground Floor Ex-Warner Flat Situated off Lea Bridge Road. The property comprises two double bedrooms, a reception room and a fully fitted kitchen. The property has the added feature of a private rear gardens and is fully double glazed and comes with gas central heating.

Please call 0208 521 1122 to get booked in.







Ground Floor Ex-Warner Flat Situated off Lea Bridge Road Two Bedrooms Shared Garden Early viewing is highly recommended

Hallway

Understairs storage cupboard, single radiator, laminate flooring, dado rail, coving to ceiling and smoke alarm.

Lounge 13'3" x 10'8" (4.04 x 3.25)

Double glazed window to front aspect, double radiator, coving to ceiling, feature fireplace with tiled surround.

Kitchen 8'0" x 7'11" (2.44 x 2.41)

Double glazed opaque window, tiled flooring, tiled splash backs, wall mounted gas boiler (untested), coving to ceiling, range of base and wall units, sink and drainer unit, gas hob and electric oven (untested), plumbing for washing machine and single glazed door leading to garden.

Bedroom One 11'3" x 11'2" (3.43 x 3.40)

Double glazed window to rear aspect, single radiator, open style wrought iron fireplace and coving to ceiling.

Bedroom Two 10'8" x 10'6" (3.25 x 3.20)

Double glazed window to rear aspect, single radiator, feature fireplace with tiled surround.

Bathroom

Double glazed opaque window to side aspect, tiled flooring, panel enclosed bath with mixer tap and shower attachment, pedestal hand wash basin, low-level flush W.C and tiled walls.

Garden

Mainly laid to lawn.











