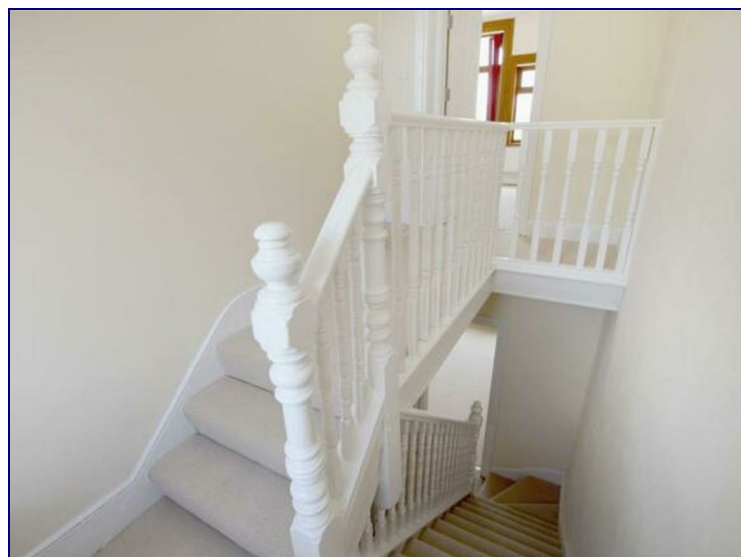


**Grove Green Road, London, E11 4EA**




**£2,000**

**\*\*Families Only\*\*** Well-presented three bedroom duplex first/second floor flat with en-suite shower room to two bedrooms. Superbly situated close to local shopping and popular amenities, yet within easy walking distances of Leytonstone Central Line tube station and main shopping area, which offers a range of eateries and Tesco superstore.

Comprising: Entrance via own front door, carpeted staircase to first floor, spacious living area, bright fitted kitchen including gas cooker & appliances, bedroom one, attractive tiled bathroom suite, landing with carpeted staircase to second floor and two good size bedrooms including tiled en-suite shower rooms.



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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	