



## Liverpool Road, Leyton, London, E10

£1,700 PCM

Unfurnished

TO LET

1 1 3

- Three Bedroom Edwardian Mid Terrace House
- Kitchen/Diner & Utility Room
- Walthamstow Village Nearby
- 0.6m To Wood Street Station
- Council Tax Band: D
- EPC Rating: D
- Approx 50ft Rear Garden
- 948 Sq Ft (88.1 Sq M)
- Viewing By Appointment Only
- PPE Provided

Situated on this much sought after road in the heart of the Barclay Estate in Leyton/Walthamstow Borders is this three bedroom house. Presented in immaculate condition throughout, it's an ideal family home. This enviable location is positioned within walking distance of a number of restaurants, shops and other local amenities as well great transport links into Central London via the Central Line and Victoria Line and Wood Street London Overground.

The property is set over two floors and offers a spacious bay fronted lounge, three bedrooms, fully fitted kitchen/diner, including fridge, freezer, dishwasher, washing machine and tumble dryer, modern bathroom and a rear garden of approximately 50 feet. Rarely does a property of this quality come to the rental market.

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## DIMENSIONS

**In This Area...**  
Walthamstow village is a 10 minute walk away, with all it has to offer. and Ravenswood industrial estate is 13 minutes' walk away, famous for God's Own Junkyard, Wildcard and Pillars Breweries, Real Al Tap Room and the Gin Palace. Whipps Cross hospital and Hollow ponds are also only 10 minutes away.

**Dimensions:**

**Entrance**

Via front door leading into:

**Entrance Hallway**

Staircase leading to first floor. Access To Lounge & Kitchen/Diner.

**Lounge**

14'1 x 11'8

**Kitchen/Diner**

16'8 x 13'2

Access To:

**Utility Room**

13'4 x 4'8

Access To Rear Garden. Door To:

**Ground Floor WC**

**First Floor Landing**

Doors to all first floor rooms.

**Bedroom One**

14'1 x 11'1

**Bedroom Two**

12'10 x 11'8

**Bedroom Three**

8'8 x 5'7

**First Floor Bathroom**

6'6 x 5'0

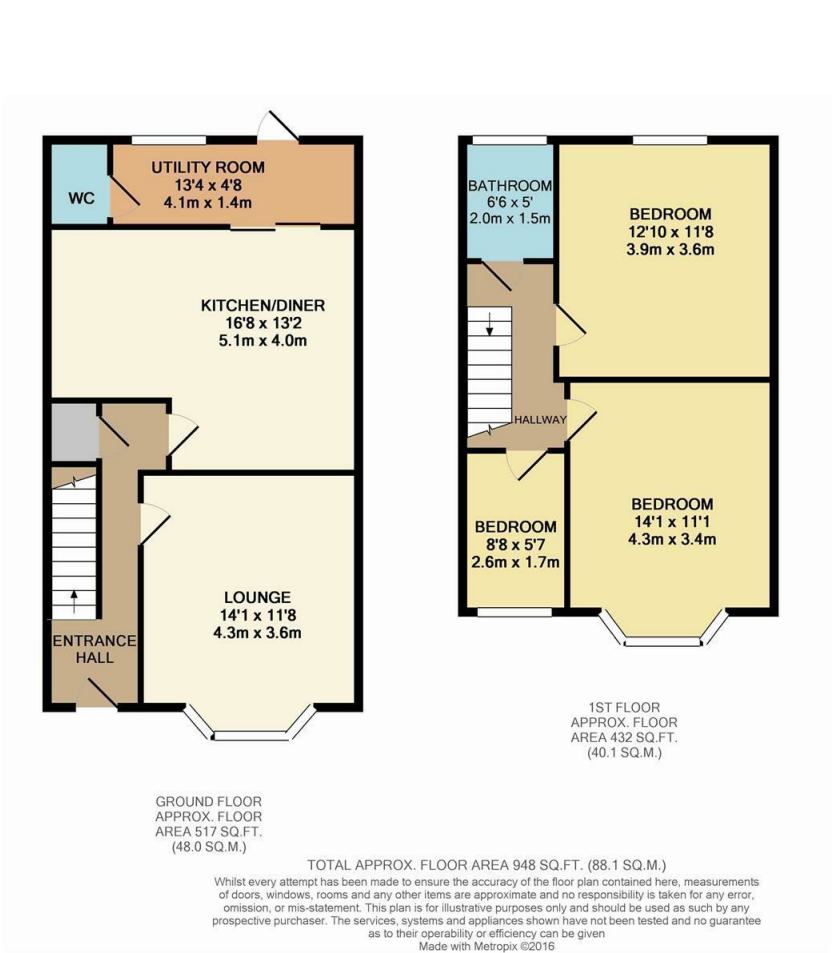
**Rear Garden**

approx 50'

**Disclaimer:**

The information provided about this property does not constitute or form part of any offer or contract, nor may it be relied upon as representations or statements of fact. All measurements are approximate and should be used as a guide only. Any systems, services or appliances listed herein have not been tested by us and therefore we cannot verify or guarantee they are in working order. Details of planning and building regulations for any works carried out on the property should be specifically verified by the purchasers' conveyancer or solicitor, as should tenure/lease information (where appropriate).

## FLOORPLAN



## EPC CHART

