

## King Edward Road, Leyton, London, E10

£1,900 PCM

Unfurnished

- 2 bedroom ground floor purpose built flat
- Double glazed
- Excellent bus Links
- Leyton Midland Road station: 0.2 mile
- Leyton Tube station: 0.9 mile
- Deposit: £2192.30
- EPC rating: E (42)
- Council tax band: B
- Own rear garden & communal garden
- Internal: 567 sq ft (52.6 sq m)

TO LET

1 1 2

A charming two bedroom, ground floor flat on King Edward Road. Located in a purpose built block, it's close to Leyton Midland station, with direct buses to Westfield and within easy walking distance of Leyton Central Line station. It's also conveniently placed for Francis Road, a buzzing residential street with independent shops, bars and eateries.

All of the rooms are well proportioned and presented. There are two double bedrooms, a spacious lounge diner, kitchen, conservatory/lean to, and a fab family bathroom. There's also a private garden attached to the flat – ideal for the summer months.

Shall we take a look...?

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## DIMENSIONS

### In The Landlords Words...

"The flat has been perfect for our small family and we won't forget seeing our daughter's 'first' everything over the last few years. People always comment on the feel of our home, it's spacious and light but also very comfortable and homely. The area is really up and coming with new shops and places to eat opening all around us, and we have really loved being able to get to so many places so easily - Walthamstow, Leytonstone, the Wetlands and Epping Forest are only a short walk or a bike ride away. In the summertime, the kitchen and lean-to lead out to the garden so don't be surprised if you're there most of the time, and in the winter the flat stays warm and cosy in the evenings. We also really feel part of a community here, we've got to know everyone in the block and have great neighbours. We will miss the place a lot and wish we could uproot it and take it with us."

### Dimensions:

#### Communal Entrance

Via communal front door leading into:

#### Communal Hallway

Door to flat.

#### Entrance Hallway

Door to reception room, kitchen, bedroom one, bedroom two & bathroom.

#### Reception Room

15'8 x 11'0 (4.78m x 3.35m)

#### Kitchen

10'5 x 7'10 (3.18m x 2.39m)

Sliding patio doors to:

#### Lean To

#### Bedroom One

13'4 x 9'4 (4.06m x 2.84m)

#### Bedroom Two

11'7 x 7'7 (3.53m x 2.31m)

#### Bathroom

7'0 x 5'0 (2.13m x 1.52m)

#### Own Rear Garden

#### Communal Garden

### Additional Information:

Length of tenancy - 12 months with 6 month break clause

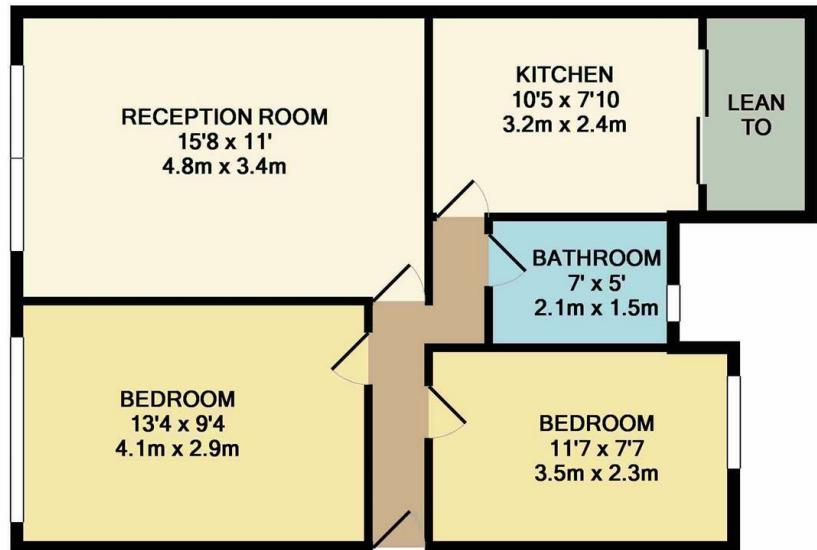
Local Authority: London Borough Of Waltham Forest

Council tax band: B

### Disclaimer:

We endeavour to ensure that our particulars are as accurate and reliable as possible; however, they do not constitute or form part of any offer or contract and should not be relied upon as statements or representations of fact. All measurements are approximate and provided as a guide only. Any systems, services, or appliances referred to have not been tested by us, and we are therefore unable to verify or guarantee their working condition. All photographs and floorplans are provided for guidance only. Tenants are advised to verify details relating to planning permissions, building regulations, and any works carried out at the property with their solicitor or conveyancer, as well as tenure and lease information where applicable.

## FLOORPLAN



TOTAL APPROX. FLOOR AREA 567 SQ.FT. (52.6 SQ.M.)

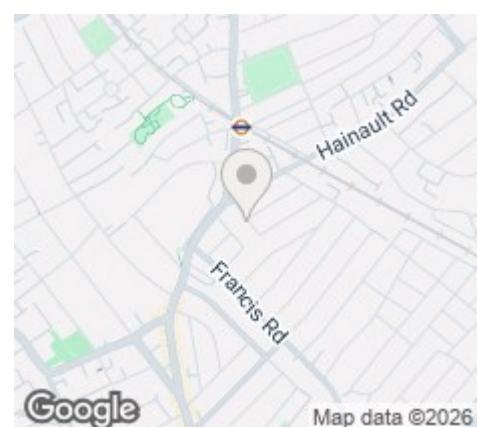
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## EPC RATING

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		
(21-38) F	42	56
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

## LOCATION



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