



Grosvenor Road, Leyton, London, E10

£2,750 PCM

Part furnished

TO LET

1 1 3

- 3 bedroom terraced house
- Gas central heating
- Kitchen/diner & Conservatory
- Leyton Midland Road station: 0.3 mile
- Deposit: £3000
- EPC rating: D (58)
- Council tax band: C
- Rear garden with summer house
- On street residents permit parking
- Internal: 1162 sq ft (108 sq m)

A beautiful three bedroom house on Grosvenor Road, which comes with the added bonus of a garden office.

Stylishly presented throughout, this is a fantastic family home. On the ground floor there is a bookshelf lined reception room to the front, complete with feature fireplace and stripped wood flooring. To the rear is an open plan kitchen diner overlooking the rear garden, which in turn leads onto a conservatory and WC. Upstairs there are three bedrooms (two doubles and a single) and a four piece family bathroom. All are as brilliantly presented as the rooms below. Venture outside and there is a landscaped private garden to the rear, with a fabulous home office at the far end.

Location-wise this house scores highly too. It's a hop skip and jump from Leyton Midland station, and within walking distance of both Leyton and Leytonstone Central line stations, meaning the daily commute is that bit easier. Francis Road is just around the corner, with its plethora of independent shops and cafes, and Westfield is one stop away on the Tube, when you fancy some serious retail therapy.

Great house, great location – shall we take a look...?

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DIMENSIONS

Entrance

Via front door leading into:

Entrance Porch

Further door leading into:

Entrance Hallway

Staircase leading to first floor. Door to reception room & kitchen/diner.

Ground Floor WC

Reception Room

14'8 x 12'2 (4.47m x 3.71m)

Kitchen/Diner

17'9 x 14'7 (5.45m x 4.45m)

Door to conservatory, ground floor WC and rear garden.

Conservatory

8'10 x 5'11 (2.69m x 1.80m)

First Floor Landing

Door to all first floor rooms.

Bedroom One

12'2 x 11'2 (3.71m x 3.40m)

Bedroom Two

12'0 x 11'2 (3.66m x 3.40m)

Bedroom Three

6'11 x 6'4 (2.11m x 1.93m)

First Floor Bathroom

8'10 x 7'10 (2.69m x 2.39m)

Rear Garden

Access to:

Outbuilding/Summer House

18'4 x 7'7 (5.59m x 2.31m)

On street residents permit parking

Additional Information:

Length of tenancy - 12 month with 6 months break clause.

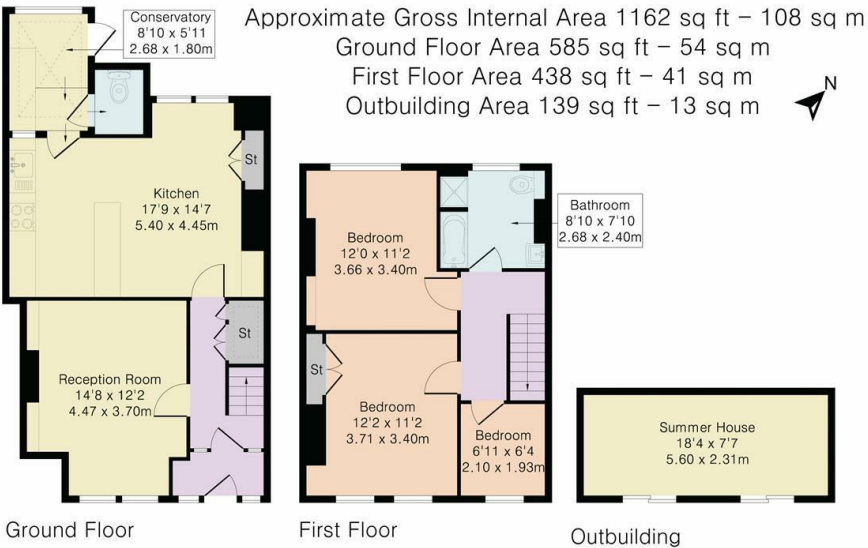
Local Authority: London Borough Of Waltham Forest

Council Tax Band: C

Disclaimer:

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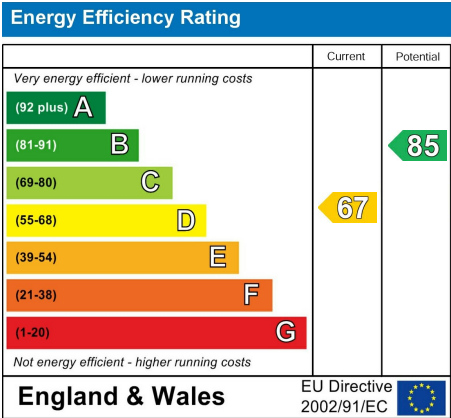
FLOORPLAN



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



EPC RATING



LOCATION



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