

Ruckholt Road, Leyton, London, E10

£2,300 PCM

Furnished

TO LET

 1  2  2

- Modern purpose built second floor apartment
- 2 Double bedrooms & 2 Bathrooms
- Open plan lounge/kitchen/diner
- Concierge 7 days a week
- Deposit: £2653.84
- EPC rating: B (86)
- Council tax band: C
- Balcony & Communal garden
- Underground parking space (x1)
- Internal: 760 sq ft (70 sq m)

A stylish, modern two double bedroom flat, situated in a purpose-built block on Ruckholt Road.

Conveniently positioned just off Leyton High Road, the many bars and eateries of E10 are on your doorstep. Or hop on the Central line and Westfield and the Olympic Park are one stop away.

The flat offers plenty of very practical internal space, as well as a private balcony. The main hub is the open plan kitchen/diner/lounge, which boasts views of the City skyline. There is toasty underfloor heating, and the kitchen section boasts sleek cabinetry and integrated appliances.

Both the bedrooms are solid doubles, and as well presented as the kitchen/diner/lounge. The larger has an en-suite shower room, complete with walk in cubicle and rainfall shower, whilst the second offers access to the aforementioned balcony overlooking the gardens – the ideal spot to kick back on a warm summer's evening. The main bathroom houses a three-piece suite, with shower over the tub.

There are well maintained communal gardens outside, as well as a concierge manning the front reception desk.

Shall we take a look...?

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DIMENSIONS

Communal Entrance

Via communal entrance door leading into:

Communal Hallway

Staircase leading to all floors & flat.

Entrance

Via entrance door leading into:

Entrance Hallway

Door to lounge/kitchen, bedroom one, bedroom two & bathroom.

Open Plan Lounge/Diner/Kitchen

23'7 x 17'2 (7.19m x 5.23m)

Bedroom One

11'6 x 11'3 (3.51m x 3.43m)

Door to:

Ensuite

7'2 x 4'7 (2.18m x 1.40m)

Bedroom Two

12'3 x 9'0 (3.73m x 2.74m)

Door to balcony.

Bathroom

7'2 x 6'5 (2.18m x 1.96m)

Balcony

6'4 x 9'3 (1.93m x 2.82m)

Communal Garden

Off Street Parking

Private allocated car parking space via a secure underground car park.

Additional Information:

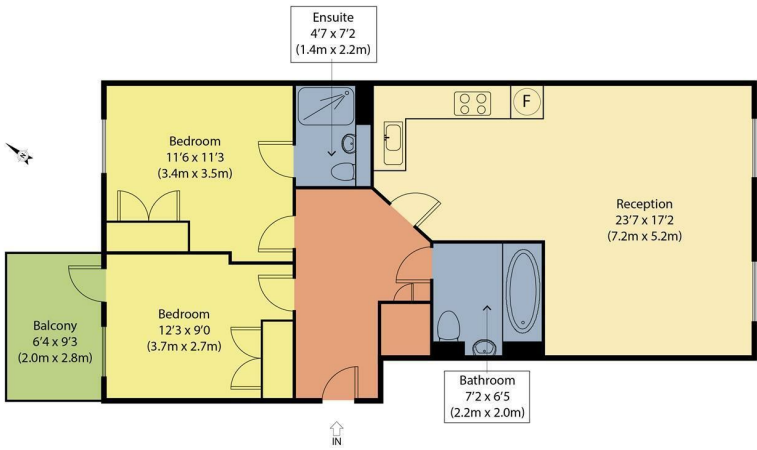
Length of tenancy - 12 months with 6 month break clause

Local Authority: London Borough Of Waltham Forest
Council Tax Band: C

Dimensions:

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



Second Floor
Approximate Gross Internal Area
760 sq ft (70 sq m)

Disclaimer: This plan is for guidance only and does not constitute an offer or contract. It is not intended to be used as a basis for any legal proceedings. The plan is not to scale and is not intended to be used as a basis for any legal proceedings. The plan is not to scale and is not intended to be used as a basis for any legal proceedings.

ESTATES 10
LEYTON & LEYTONSTONE ESTATE AGENT

EPC RATING

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

LOCATION



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