



Cheltenham Road, Leyton, London, E10

£3,200 PCM

Unfurnished

TO LET

 2  2  5

- 5 bedroom terraced house
- 2 Reception rooms
- Kitchen/diner & Loft conversion
- Double glazed & gas central heating
- Leyton Midland Road Overground station: 0.4 mile
- Deposit: £3692.30
- EPC rating: E (54)
- Rear garden: 18'8 x 18'1
- Off street parking
- Internal: 1526 sq ft (142 sq m)

A spacious five-bedroom terraced house on Cheltenham Road.

Situated close to the border where Leyton meets Walthamstow, this property is ideally located for everything that both these popular postcodes have to offer.

Inside the house offers plenty of space. On the ground floor are two reception rooms and a modern kitchen/diner. The five double bedrooms are spread across the upper two floors, with a shower room on each floor. Outside there is a low maintenance paved garden to the rear.

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

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DIMENSIONS

Entrance

Via front door leading into:

Entrance Hallway

Staircase leading to first floor. Door to reception room one & kitchen.

Reception Room One

13'4 x 11'9 (4.06m x 3.58m)

Reception Room Two

13'4 x 10'10 (4.06m x 3.30m)

Door to:

Kitchen/diner

18'8 x 10'0 (5.69m x 3.05m)

Door to reception room two & rear garden.

First Floor Landing

Staircase leading to second floor. Door to all first floor rooms.

Bedroom One

17'5 x 12'11 (5.31m x 3.94m)

Bedroom Two

13'1 x 9'10 (3.99m x 3.00m)

Bedroom Three

10'4 x 9'8 (3.15m x 2.95m)

Shower Room

8'2 x 3'6 (2.49m x 1.07m)

Second Floor Landing (Loft)

Door to all second floor rooms.

Bedroom Four

24'4 x 11'3 (7.42m x 3.43m)

Access to eaves.

Eaves

24'4 x 3'6 (7.42m x 1.07m)

Bedroom Five

12'10 x 9'6 (3.91m x 2.90m)

Rear Garden

18'8 x 18'1 (5.69m x 5.51m)

Off street parking

21'8 x 19'1 (6.60m x 5.82m)

Drive to front.

Additional Information:

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

Local Authority: London Borough Of Waltham Forest

Council Tax Band: C

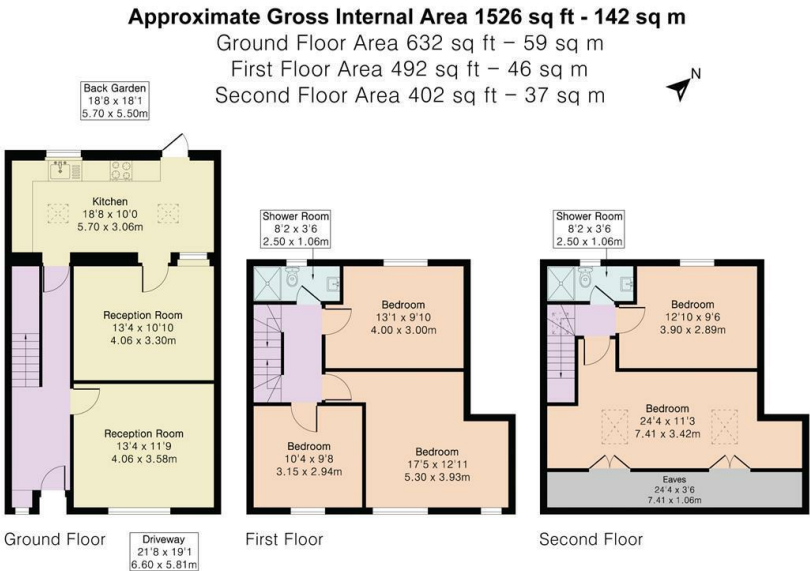
Notice:

All photographs, floorplan and video tours are provided for guidance only.

Disclaimer:

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FLOORPLAN



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

LOCATION



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