

# settle.



Fulready Road

, London, E10 6DU

£2,600 Per month

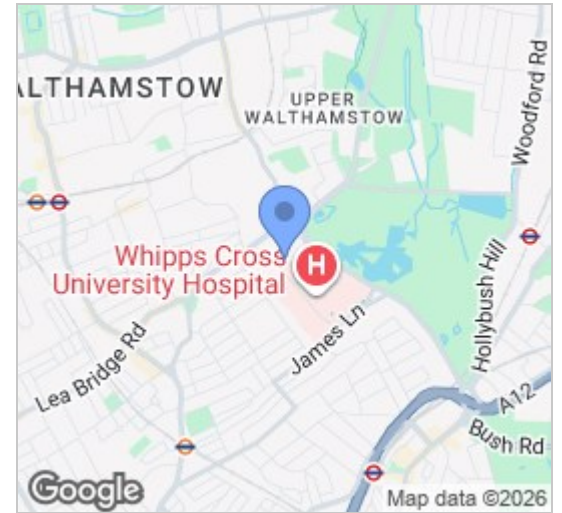


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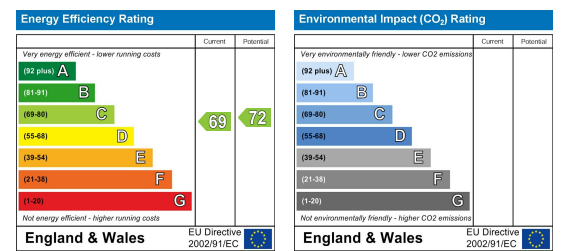
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Settle Office on 0208 124 2522 if you wish to arrange a viewing appointment for this property or require further information.

- Ground Floor Flat
- Fully Fitted Kitchen
- Ample Storage and Large Basement
- Available Now
- Council Tax Band C
- Two Bedroom
- Landscaped Rear Garden
- Outbuilding/Study
- EPC Rating C
- 1274 Sq Ft - 118.3 Sq M

A beautifully presented ground floor property offering a flexible and versatile layout, ideal as either a spacious one bedroom home or a well-proportioned two bedroom flat. To the rear, a fully fitted kitchen provides an excellent entertaining space, featuring double doors opening into the living area and direct access to the landscaped private garden, creating a seamless indoor-outdoor flow. A separate utility room offers ample storage, while the converted basement adds valuable additional living space, perfect for a study, media room, or guest accommodation. The ground floor also benefits from a contemporary family bathroom and generous spacious bedroom/living area at the front.

Further enhancing the property is a substantial outbuilding to the rear, ideally suited for smart home working, a studio, or gym space. This unique home perfectly balances flexibility, comfort, and modern convenience, all complemented by a private landscaped garden.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.