

123 Grove Green Road, London, E11 4ED



£3,250 PCM

123 Grove Green Road, London, E11 4ED

*** EARLY VIEWINGS RECOMMENDED ***

McDowalls are delighted to present this newly renovated four-bedroom terraced house, ideally located on a residential street just off the A12 in Leyton. Arranged over three floors, the property features a bay-windowed reception, a separate dining room, a spacious kitchen, and a ground floor bathroom. This property will be let under a selective licence!

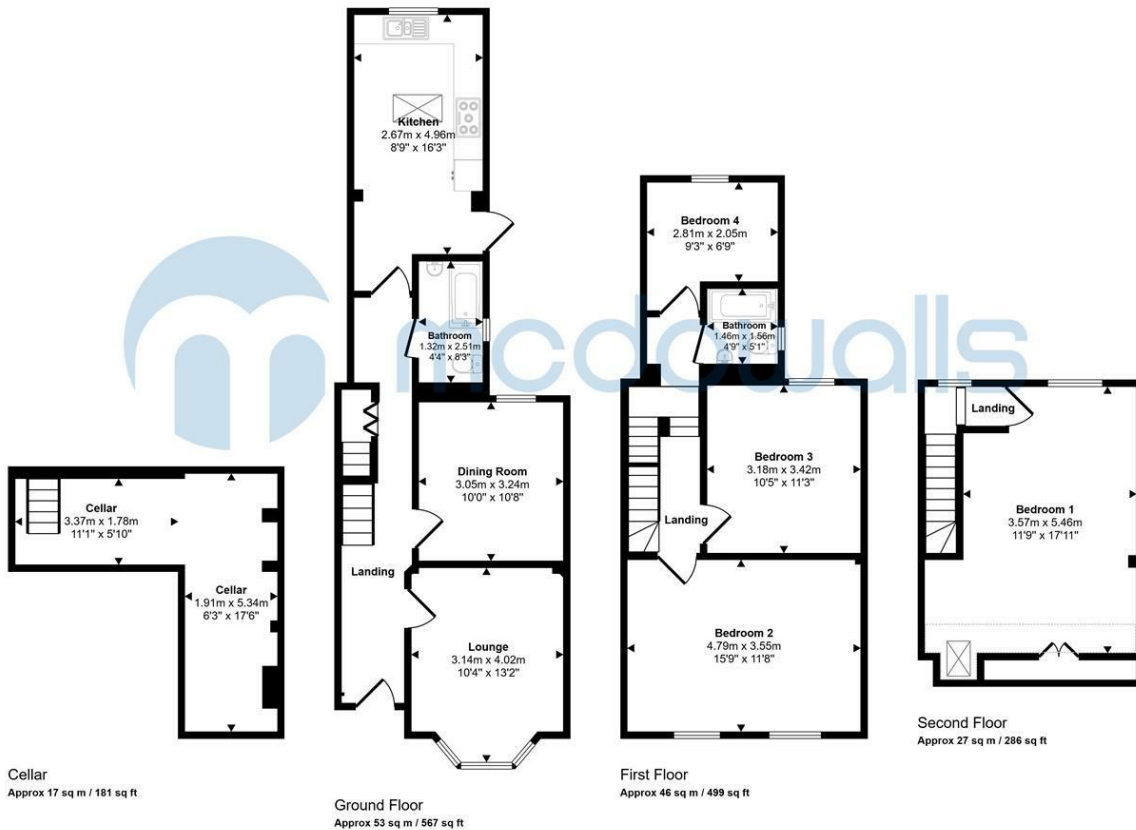
On the first floor, the property offers three well proportioned bedrooms, along with a full size family bathroom. And finally, the loft conversion provides a generous fourth bedroom, completing this versatile home.

Further benefits include a basement and a sizeable garden. The property is offered unfurnished, but includes kitchen white goods.

With great transport links via the Central Line, the house is a ten minute walk from Leyton Station. Other amenities include Leyton Mills Retail Park, Leyton Library and Local Schools.

- PARKING - Street Parking with Permit
- LOCAL AUTHORITY - London Borough of Waltham Forest
- COUNCIL TAX - C (£ £2,121 PA)
- EPC - Band C
- WATER / SEWAGE - Mains
- GAS - Mains
- ELECTRIC - Mains

Approx Gross Internal Area
142 sq m / 1533 sq ft

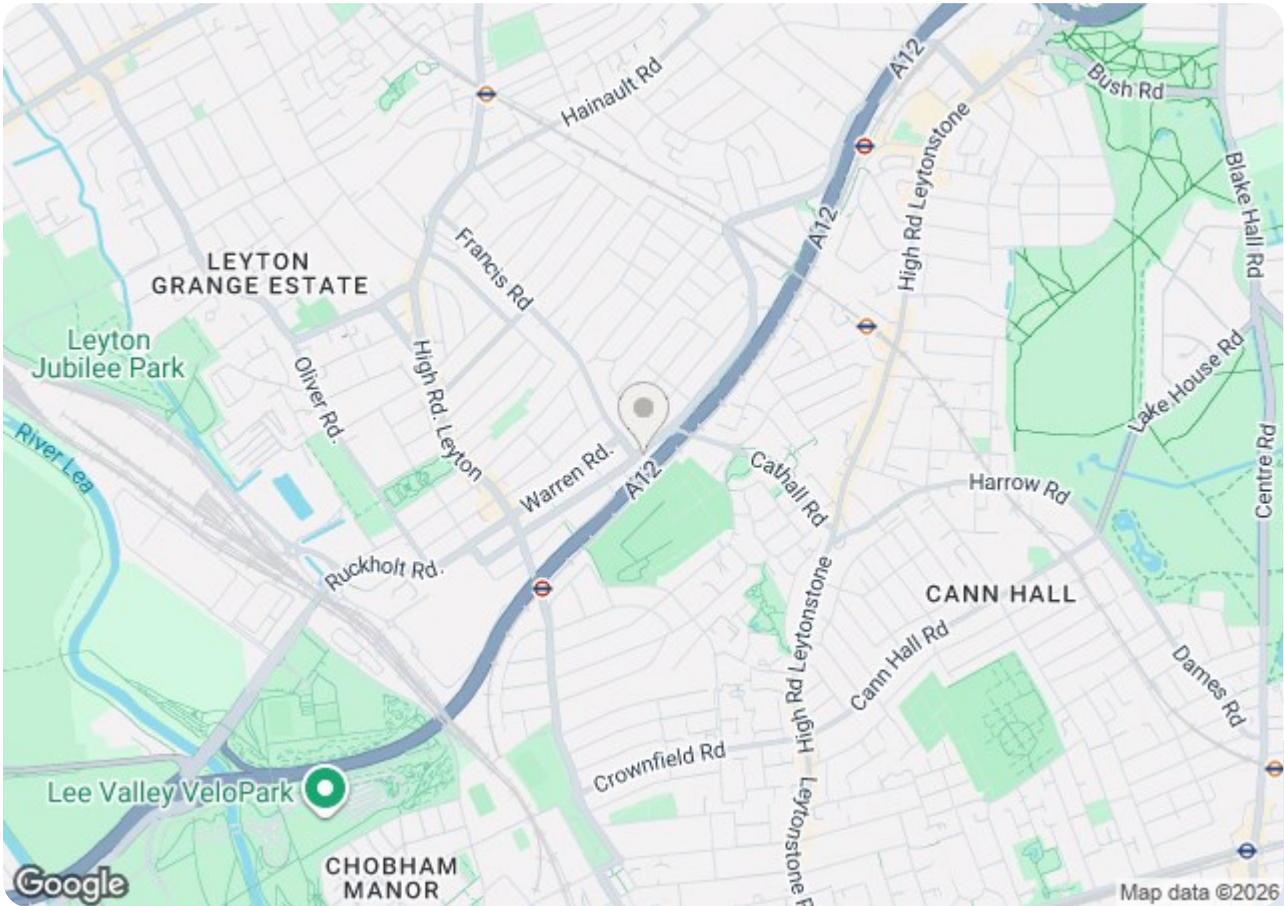


Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



54/56 Barking Road
 East Ham, London E6 3BP
 Telephone: (020) 8472 4422
 Property Management: (020) 8471 4224
 Fax: (020) 8471 5052
 E-mail: eastham@mcdowalls.com
 Website: www.mcdowalls.com



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	57	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

