



HUNTERS[®]
HERE TO GET *you* THERE

Cunningham, Court, Oliver Road, Leyton, E10 5LE | Guide Price: £270,000 - £290,000
Call us today on 0207 474 2345



| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs | (92-100) | | |
| A | (81-91) | | |
| B | (69-80) | | |
| C | (55-68) | | |
| D | (39-54) | | |
| E | (21-38) | | |
| F | (1-20) | | |
| G | Not energy efficient - higher running costs | | |
| England & Wales | | 77 | 86 |
| EU Directive 2002/91/EC | | | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|---|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | (92-100) | | |
| 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 | | 80 | 79 |
| EU Directive 2002/91/EC | | | |

THINKING OF SELLING?

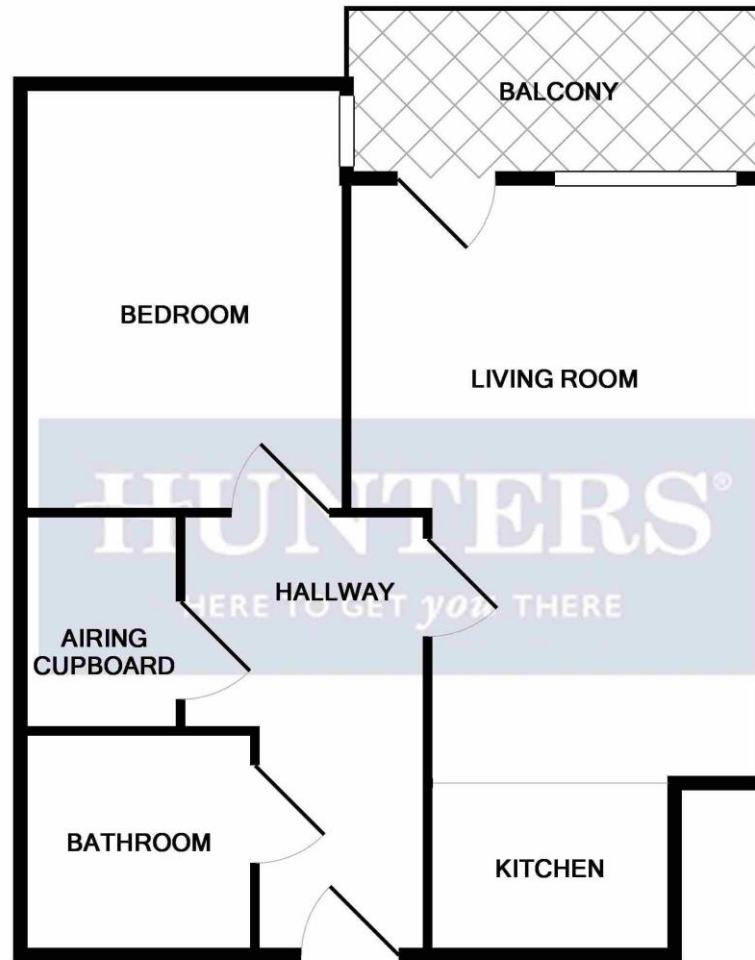
If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



Guide Price: £270,000 - £290,000

Spacious one bed flat positioned in the heart of Leyton. The flat boasts an open plan kitchen / living area, contemporary kitchen and bathrooms and own private balcony. Located excellently for Leyton Tube station, the quirky high street and Westfield shopping centre. Being offered chain free

Not Available



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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