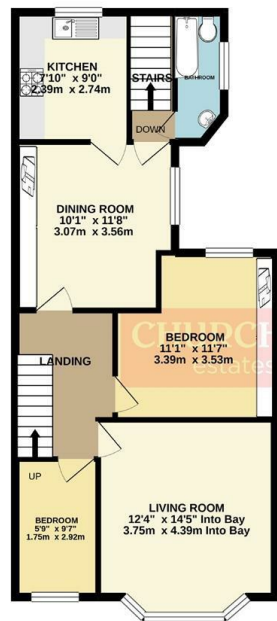




GROUND FLOOR
655 sq.ft. (60.9 sq.m.) approx.



TOTAL FLOOR AREA: 655 sq.ft. (60.9 sq.m.) approx.
While every effort has been made to ensure the accuracy of the floor plan and basic measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for information only and should be used as a guide only. For more information, please contact the agent. The agent is not responsible for any error or omission.

Council: Waltham Forest | Council Tax Band: B | Floor Area: 667.00 sq ft



CHURCHILL
estates

Scotts Road, Leyton, E10 6LN
£1,900 Per Calendar Month

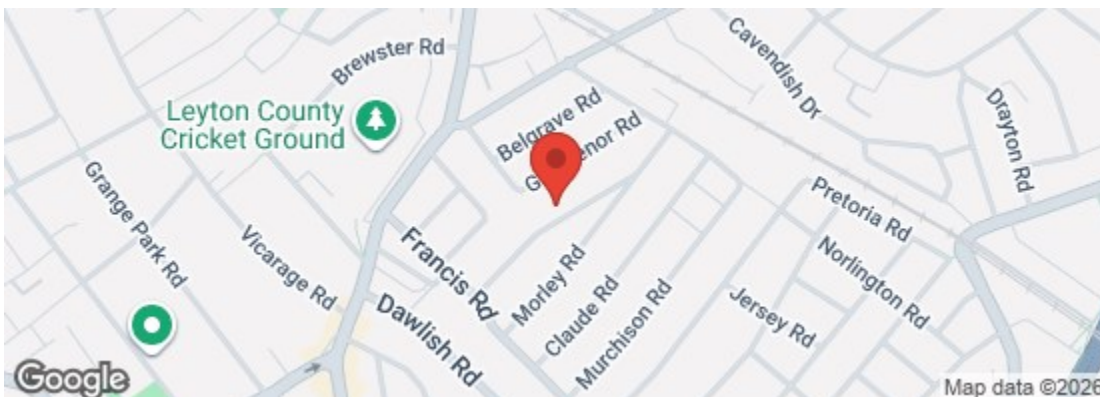
Bedrooms: 2 | Reception Rooms: 2 | Bathrooms: 1



Request a Viewing: **0208 503 6060** Email: walthamstow@wearechurchills.co.uk

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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			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		71	78



The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.



Welcome to this charming upper maisonette located on Scotts Road in the vibrant area of Leyton, E10. This delightful property is now available for immediate occupancy and comes part furnished, making it an ideal choice for those looking to settle in quickly.

The maisonette boasts two spacious reception rooms, providing ample space for both relaxation and entertaining. The separate dining room is perfect for hosting dinner parties or enjoying family meals. With two well-proportioned bedrooms, this home offers comfortable living for individuals or small families.

The property features a modern bathroom and benefits from gas central heating, ensuring warmth and comfort throughout the colder months. Double glazing enhances energy efficiency and helps to keep noise at bay, creating a peaceful living environment.

One of the standout features of this maisonette is the private garden, a lovely outdoor space where you can unwind, enjoy a morning coffee, or host summer barbecues.

Conveniently located, the property is just a short distance from Leyton Midland Station, providing excellent transport links to central London and beyond. This makes it an ideal location for commuters and those who enjoy the hustle and bustle of city life while still appreciating the tranquillity of a residential area.

