

## **Albert Road, London E10 6PA**

**£315,000**

NEW LEASE 141 YEARS.

Birchills are Proud to Offer for Sale This Lovely One Double Bedroom Ground Floor Garden Flat. Albert Road is situated in the extremely popular and convenient location of Leyton Village which has a great community feel and attracts a large number of young professionals and families.

The Property Boasts A Nice Sized Living Room, One Double Bedroom, a Large Kitchen/Diner and a Family Bathroom.

The Property is Double Glazed and has GCH. To the Rear of the Property is a well maintained Private Garden.

So Don't Delay, Call Birchills Today!

## Albert Road, London E10 6PA

### RECEPTION ROOM

13'2" x 11'5" (4.03 x 3.48)



### FAMILY BATHROOM

8'2" x 6'8" (2.5 x 2.05)



### BEDROOM

11'10" x 9'5" (3.61 x 2.89)



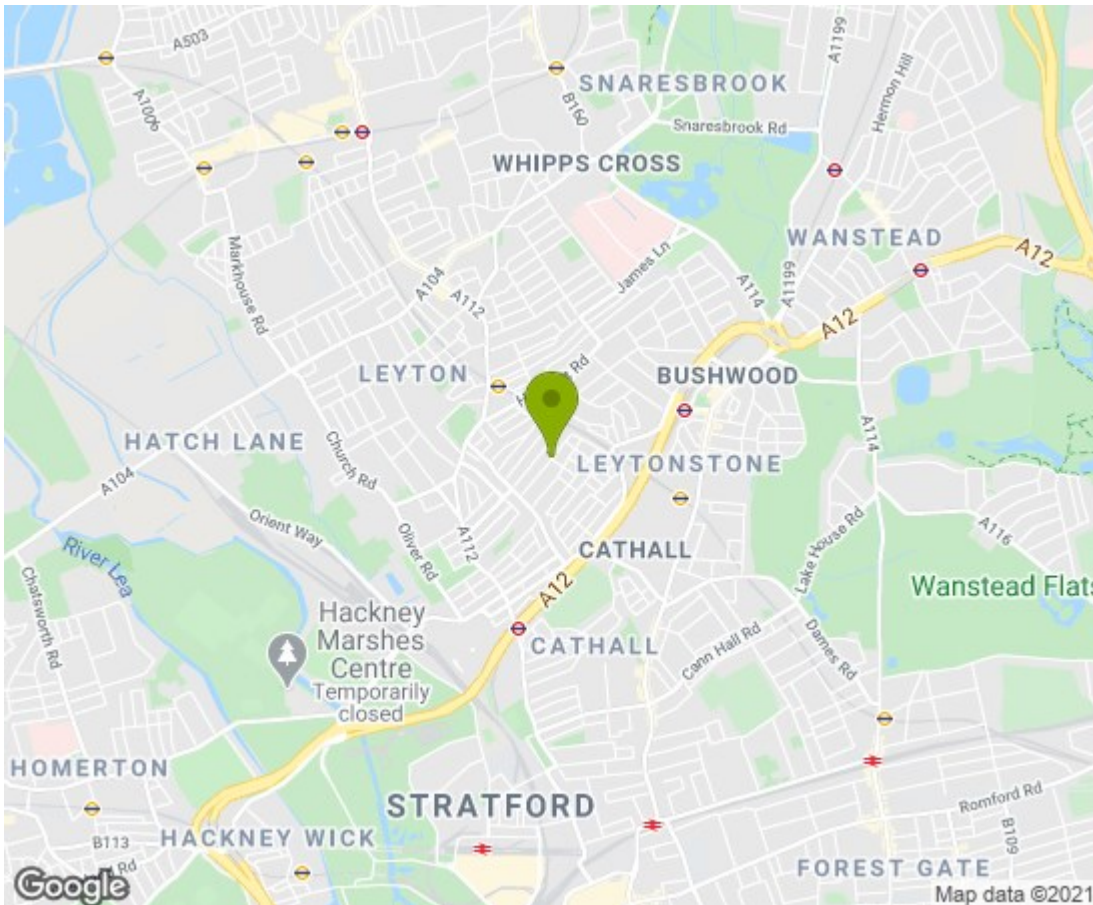
### GARDEN



### KITCHEN/DINER

11'8" x 9'1" (3.57 x 2.78)





**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		77
(69-80) <b>C</b>	61	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

EU Directive 2002/91/EC

**England & Wales**

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>	61	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

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