



## Whipps Cross Road, London E11 1NW

**£1,350**

CALL ANSWERED 24/7

Birchills Estate Agents are Proud to Offer for Rent this 1 Bedroom Apartment within Walking Distance to Leytonstone Underground Station.

This Property Boasts a Beautiful Reception Room, a Modern Fitted Kitchen, a Bath/Shower Room and 1 X Double Bedroom.  
This Property also Boasts a Shared Garden and On Street Parking Available to the Side of the Property.

Close to local Amenities, Schools, Shops and Transport Links.

So Don't Delay Call Birchills Today!

**Whipps Cross Road, London E11 1NW**



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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		
	73	80

**England & Wales** EU Directive 2002/91/EC

**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>		
(69-80) <b>C</b>		
(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		
	73	84

**England & Wales** EU Directive 2002/91/EC

