



High Road Leytonstone, London E11 4JT

£285,000

PLEASE CHECK OUT OUR VIRTUAL TOUR OF THIS HOME!

Birchills Estate Agents are pleased to present the sales market this spectacular 2 double bedroom first floor flat, within walking distance to Leytonstone High Road Overground Station.

This lovely home boasts two generously sized double bedrooms, an open plan kitchen/living room and a modern shower room.

To the front of there property there is plenty of on street resident permit parking.

Please call Birchills office today to arrange an early viewing - we expect this fabulous home to sell very quickly.

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Hallway
3'7" x 14'1" (1.1 x 4.3)



Kitchen/ Diner
15'8" x 9'6" (4.8 x 2.9)



Reception
14'1" x 16'4" (4.3 x 5.00)

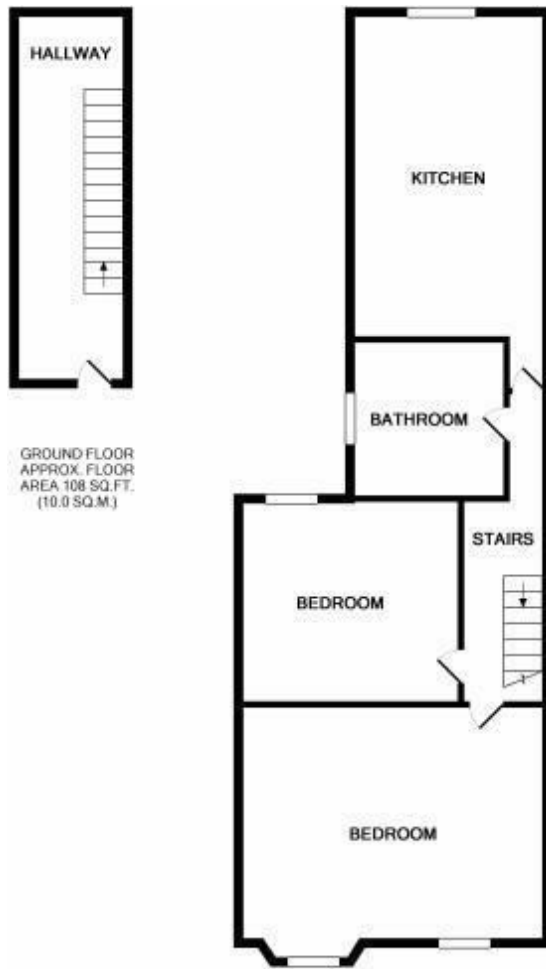


Shower Room
5'6" x 5'6" (1.7 x 1.7)



Bedroom
11'1" x 11'1" (3.4 x 3.4)





GROUND FLOOR
APPROX. FLOOR
AREA 108 SQ.FT.
(10.0 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 597 SQ.FT.
(55.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 704 SQ.FT. (65.4 SQ.M.)

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 guarantees as to their operability or efficiency can be given.
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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		
	52	62

EU Directive 2002/91/EC

England & Wales

Environmental Impact (CO₂) 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		
	49	60

EU Directive 2002/91/EC

England & Wales

