



Grove Road, London E11 3AN

£2,200

Birchills Estate Agents are very proud to present this 3 double bedroom home for rent within very close walking distance to Leytonstone tube station

The ground floor boasts a truly extensive living space with high ceilings throughout - offering a beautifully presented vast living room, downstairs WC, a very modern kitchen with appliances, separate utility area, and open plan dining that leads out to a double court yard.

On the first floor there are 3 double bedrooms with the master benefiting an en-suite bathroom with separate shower cubicle and a further main shower room.

To the front of this lovely home, is a driveway to accompany multiple off street parking.

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

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC

