



Fillebrook Road, London E11 4AZ

£270,000

PLEASE CHECKOUT OUR VIRTUAL TOUR OF THIS FABULOUS HOME !

Birchills Estate Agents are pleased to present the sales market this 1 double bedroom second floor flat, within very close walking distance to Leytonstone Tube Station.

This lovely home boasts a separate kitchen with appliances, separate reception room, double bedroom and a good sized bathroom.

The front offers security gated off street parking.

Please call Birchills office today to arrange an early viewing - we expect this to be a very quick sale.

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Entrance Hall
6'0" x 2'11" (1.85 x 0.9)

Kitchen
10'6" x 6'6" (3.21 x 2)



Double Bedroom
12'9" x 9'6" (3.9 x 2.9)



Living Room
15'8" x 11'7" (4.8 x 3.54)



Bathroom
9'1" x 5'8" (2.79 x 1.75)



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D	61	
(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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	45	
(1-20) G		60
Not environmentally friendly - higher CO ₂ emissions		

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