



## Seventh Avenue, London E12 5JH

**£1,650**

PLEASE CHECK OUT OUR VIRTUAL TOUR OF THIS HOUSE !

Birchills Estate Agents are very pleased to offer the rental market this 4 bedroom terraced House, Within walking distance to Manor Park Station.

The ground floor of this lovely home boasts a reception room, a fully fitted kitchen with appliances and a double bedroom.

The first floor offers a further three double bedrooms.

To the front there is resident permit parking and to the rear there is a private garden.

The property also benefits from a cellar for storage.

Please call a member of Birchills Team today to arrange an early viewing - we expect this fabulous home to let very quickly.

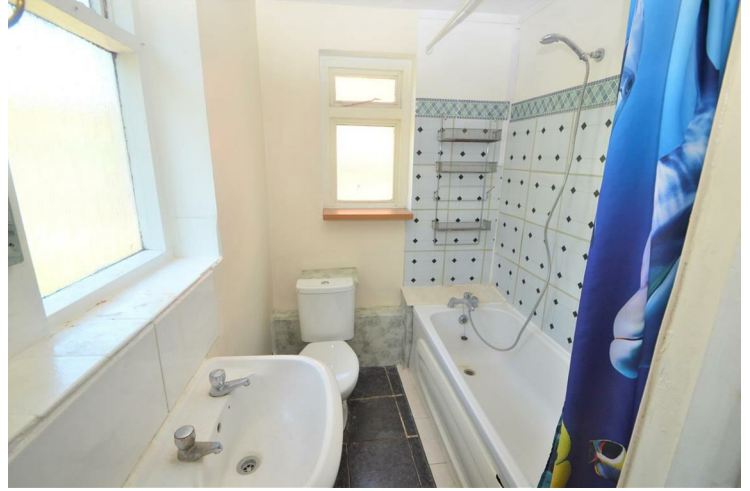


# Seventh Avenue, London E12 5JH

**Entrance Hall**  
10'5" x 2'11" (3.2 x 0.9)



**Bathroom**  
5'10" x 8'10" (1.8 x 2.7)



**Bedroom**  
13'5" x 11'9" (4.1 x 3.6)



**Kitchen**  
12'1" x 9'2" (3.7 x 2.8)

**Bedroom**  
15'1" x 13'5" (4.6 x 4.1)



**Reception**  
11'1" x 9'2" (3.4 x 2.8)



**Bedroom**  
11'3" x 9'10" (3.45 x 3)



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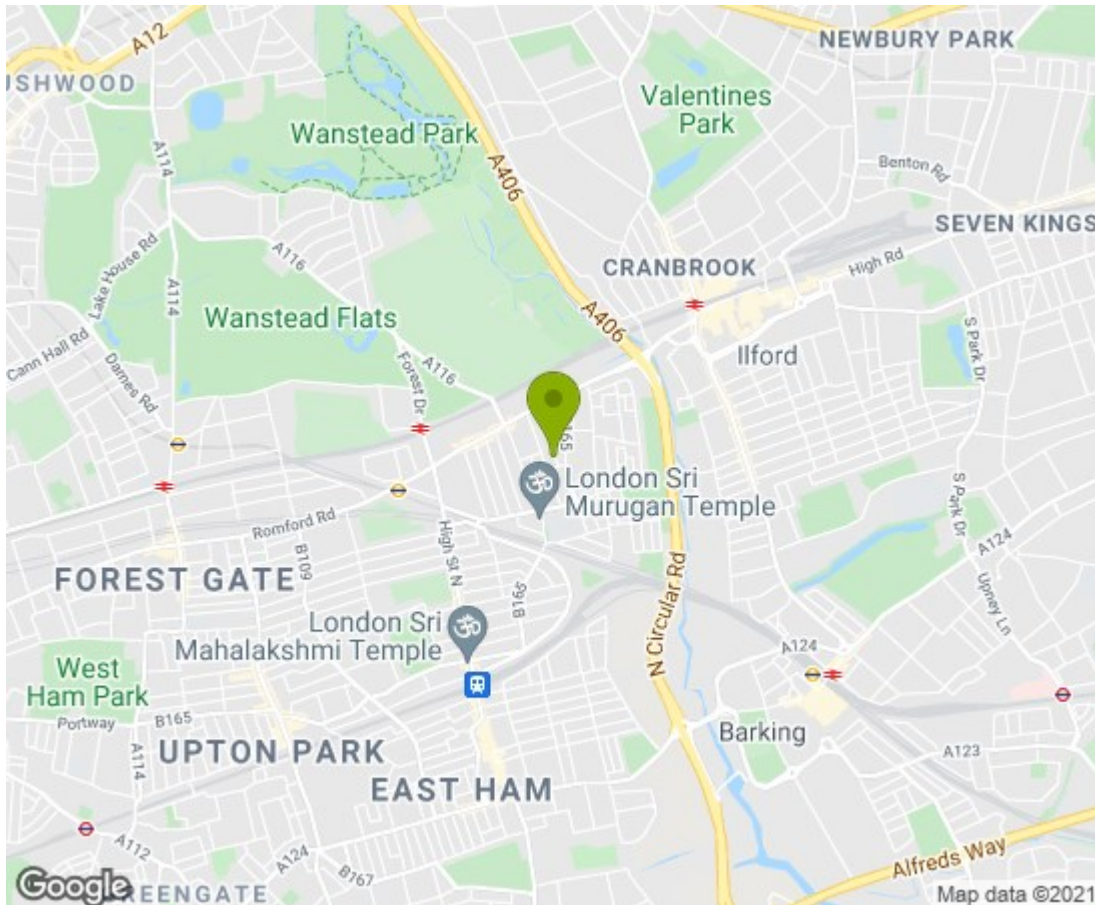
### Bedroom

11'3" x 9'10" (3.45 x 3)



### Garden





**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		

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>		
(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		

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