



Hainault Road, London E11 1HA

Guide price £325,000

PLEASE CHECK OUT OUR VIRTUAL THE 3D TOUR OF THIS BEAUTIFUL HOME!

GUIDE PRICE £325,000 TO £350,000

Birchills Estate Agents are delighted to present the sales market this beautiful, very bright two double bedroom 2nd Floor purpose build flat, within very close walking distance to Leytonstone Tube.

The flat offers a large open plan reception/kitchen, two double bedrooms, each emitting plenty of natural light.

There is a communal garden to the rear of the property and allocated private parking.

Property is offered Chain Free.

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

Hainault Road, London E11 1HA

Entrance Hall
18'0" x 3'11" (5.5 x 1.2)



Open Plan Reception
22'7" x 15'8" (6.9 x 4.8)



Bedroom 1
13'1" x 9'10" (4.0 x 3.0)



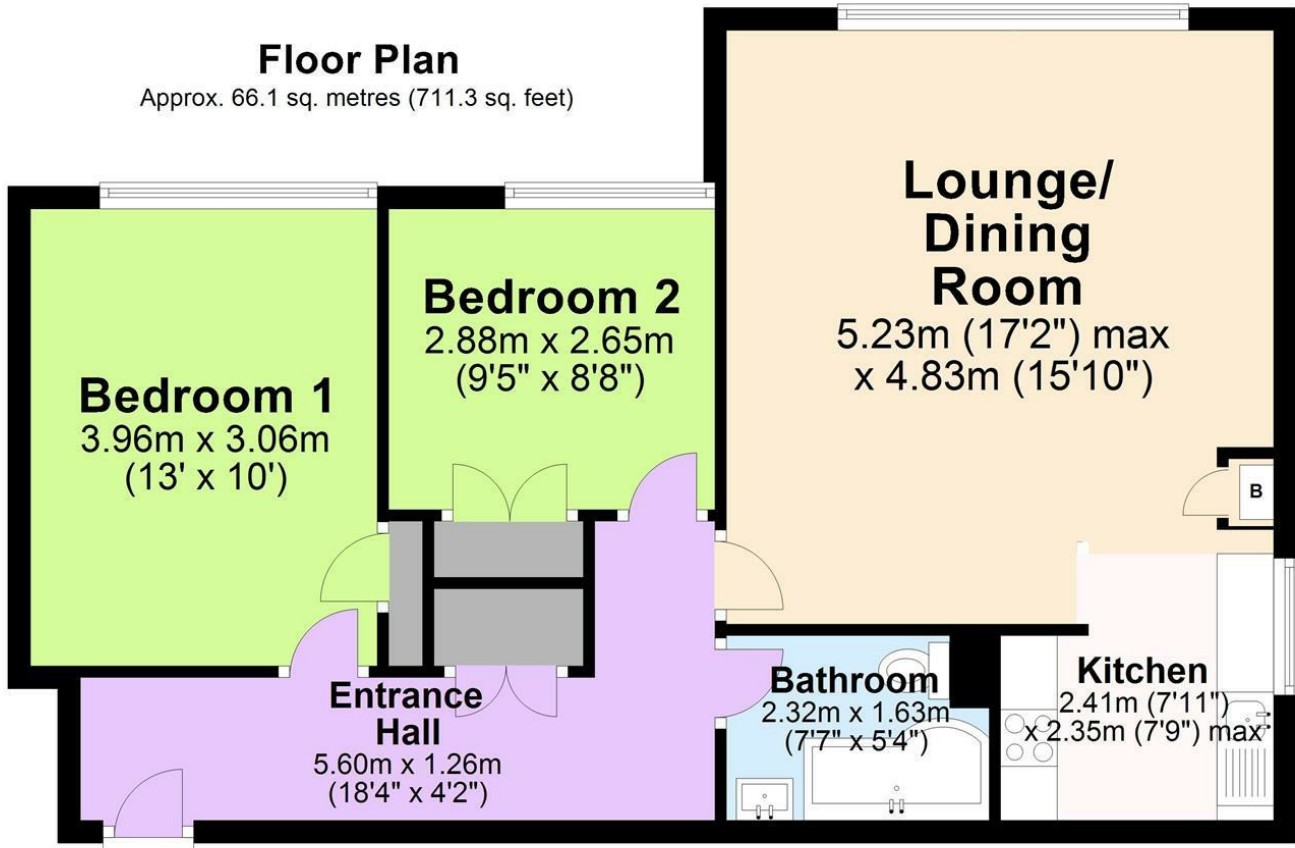
Bedroom 2
8'2" x 9'2" (2.5 x 2.8)



Bathroom
7'6" x 5'2" (2.3 x 1.6)

Floor Plan

Approx. 66.1 sq. metres (711.3 sq. feet)



Total area: approx. 66.1 sq. metres (711.3 sq. feet)

Illustrations are for viewing purposes only. Measurements are not to scale. Property Total and Floor Totals are Internal figures only and do not include Garden, Balconies, Patios or Terraces if any shown. Drawn by SPG. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		77	77
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) 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			
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England & Wales		EU Directive 2002/91/EC	

