



Whipps Cross Road, London E11 1NJ

£2,250

Birchills Estate Agents are very pleased to offer the rental market this superb four bedroom house, within walking distance to Leytonstone Tube Station and Hollow Ponds.

The ground floor of this lovely home boasts a separate reception room, double bedroom and a further reception room which is open plan to the kitchen/diner.

The first floor boasts two double bedrooms, a single bedroom and a family bathroom.

To the front of this amazing home there is off street parking for two cars and to the rear there is a private garden.

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

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Reception

17'4" x 12'9" (5.3 x 3.9)

Downstairs Bedroom

8'10" x 7'6" (2.7 x 2.3)

Reception

13'4" x 11'6" (4.067 x 3.52)

Kitchen/Diner

17'11" x 9'4" (5.477 x 2.87)

Entrance Hallway

16'7" x 8'8" (5.08 x 2.66)

Bathroom

7'11" x 6'10" (2.435 x 2.1)



Bedroom

10'9" x 10'8" (3.3 x 3.268)



Bedroom - Single Bedroom

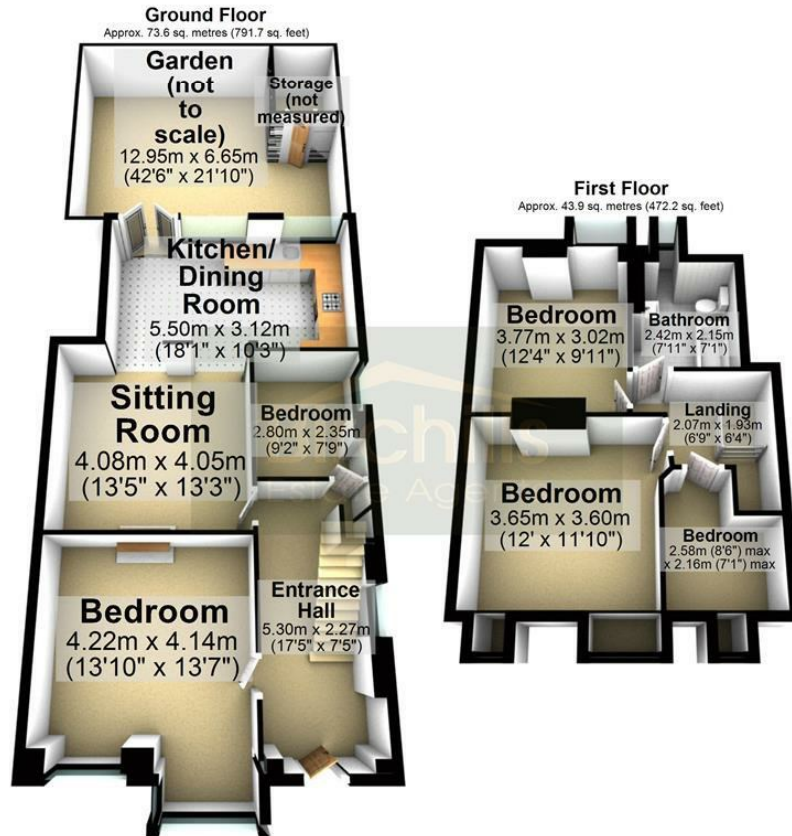
8'6" x 7'0" (2.597 x 2.152)



Bedroom

12'8" x 11'9" (3.863 x 3.6)





Total area: approx. 117.4 sq. metres (1263.9 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. Floor Area of Outbuildings may be included in overall Total. Drawn by SPG.
Plan produced using PlanUp.



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			
		76	60
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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