

## Morley Road, London E10 6LH

**£330,000**

PLEASE CHECK OUT OUR VIRTUAL TOUR OF THIS LOVELY FLAT !

Birchills Estate Agents are very pleased to offer the sales market this well presented 1st floor flat with garden, within close walking distance to Leyton Overground Train Station.

This beautiful home offers 2 double bedrooms, one single bedroom, a well sized living room, kitchen with appliances and a family bathroom.

To the rear of the building you will find a well sized private garden.

To the front there is plenty of on street parking.

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

# Morley Road, London E10 6LH

**Entrance Hall**  
10'7" x 2'9" (3.23 x 0.86)

**Reception**  
11'7" x 11'8" (3.55 x 3.58)



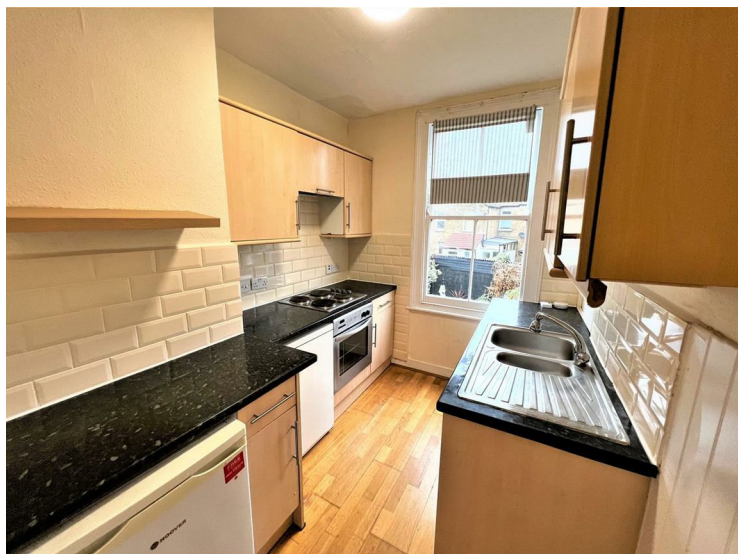
**Bedroom 1**  
11'10" x 12'4" (3.61 x 3.78)



**Bedroom 2**  
14'4" x 12'4" (4.39 x 3.77)



**Kitchen**  
9'3" x 7'0" (2.83 x 2.15)



**Bedroom 3**  
8'11" x 5'10" (2.72 x 1.78)



**Landing**  
11'0" x 5'10" (3.36 x 1.79)

## Morley Road, London E10 6LH

### Bathroom

6'4" x 4'1" (1.94 x 1.26)





Total area: approx. 67.4 sq. metres (725.9 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. Drawn by SPG. Plan produced using PlanUp.



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>		57	67
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
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			
England & Wales		EU Directive 2002/91/EC	

