



**Grove Green Road, London E11 4EG**

**£1,700**

PLEASE CHECK OUT OUR 3D VIRTUAL SHOWCASE OF THIS LOVELY FLAT !

Birchills Estate Agents are very pleased to present the rental market this beautifully presented, 2 bedroom apartment within a stone's throw to Leyton Underground Tube Station.

This amazing home boasts 1 double bedroom, 1 single bedroom, family bathroom, large living room and separate kitchen with appliances.

You will find plenty of resident on street permit parking to the surrounding roads.

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



# Grove Green Road, London E11 4EG

**Reception Room**  
12'5" x 11'11" (3.8 x 3.65)



**Kitchen**  
6'11" x 10'5" (2.12 x 3.19)



**Bedroom 1**  
3.61 x 4.56

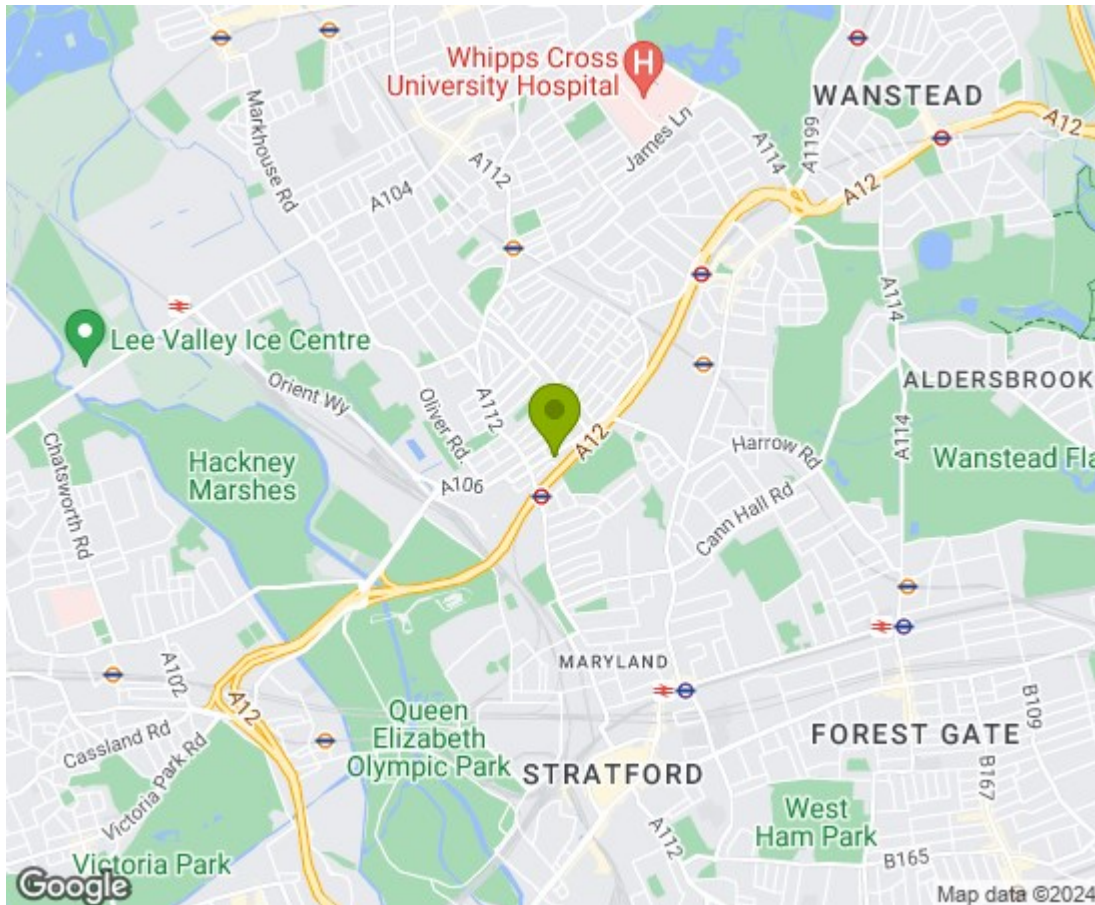


**Bedroom 2**  
9'3" x 5'10" (2.84 x 1.78)



**Bathroom**  
4'3" x 9'10" (1.30 x 3)





**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		
	69	75

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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		

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