



Sedgwick Road, Leyton, E10 6QP

£3,000 Per Calendar Month



**** SPACIOUS END TERRACE HOUSE WITH OFF-STREET PARKING. IDEAL LOCATION OFF HIGH ROAD LEYTON WITHIN SHORT WALKING DISTANCE TO LEYTON TUBE – ADDITIONAL HMO IN PLACE ****

*** SUITABLE FOR UP TO 4 PROFESSIONAL SHARERS ***

OC Homes are delighted to offer to the Lettings market this four-bedroom end-terraced house, ideally situated within walking distance of Leyton Underground Station (Central Line). A period house on a sought-after, tree-lined street off High Road Leyton, the property is ideal for tenants looking for a traditional terraced house in a superb location.

Accommodation comprises; Ground Floor- front garden, entrance hallway, reception room (used as bedroom), dining room, kitchen, ground floor bathroom, separate w/c, bedroom, and access to the driveway/garden area, alongside side access. There is also access to a sizeable basement. The first floor comprises three double bedrooms. This property is sure to attract a lot of interest, so to arrange a viewing, please call the OC Homes lettings team now.

Please note that this property has an additional HMO Licence in place and is suitable for up to 4 sharers

AVAILABLE NOW

- 4/5 BEDROOM HOUSE
- OFF STREET PARKING
- LARGE BASEMENT
- OVER 1500 SQ FT OF ACCOMMODATION
- WALKING DISTANCE TO LEYTON TUBE STATION
- AVAILABLE NOW
- HMO LICENCE IN PLACE FOR 4 SHARERS
- LOTS OF LOCAL AMENITIES

Viewing

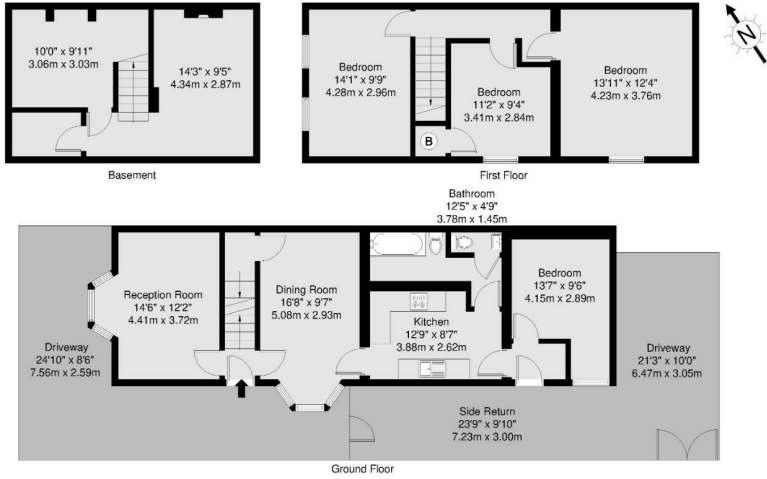
Please contact our OC Homes Leyton Office on 02085561212 if you wish to arrange a viewing appointment for this property or require further information.





Sedgwick Road Leyton, E10

GROSS INTERNAL AREA
145.2 sq m / 1562 sq ft



GROSS INTERNAL AREA (GIA)
145.2 sq m / 1562 sq ft

TOTAL STORAGE SPACE
0.8 sq m / 8 sq ft

EXTERNAL FEATURES
61 sq m / 656 sq ft

RESTRICTED HEAD HEIGHT
0.0 sq m / 0.0 sq ft

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisers should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison
VUE



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			
England & Wales		61	80
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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		54	80
EU Directive 2002/91/EC			



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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