



Cobbold Road, London, E11 3NS

£2,800 Per Calendar Month



**** SPACIOUS FOUR-BEDROOM FAMILY HOME IN LEYTONSTONE - SELECTIVE LICENCE ****

OC Homes are delighted to offer this spacious four-bedroom family home, ideally situated on Cobbold Road, Leytonstone.

The property offers approximately 1,246 sq ft of accommodation arranged over three floors, comprising a spacious reception room, separate dining room, fitted kitchen, four well-proportioned bedrooms, family bathroom and additional shower room.

Externally, the property benefits from a private rear garden measuring approximately 42ft x 15ft, providing an excellent outdoor space for families and entertaining.

Ideally located in Leytonstone, with excellent access to local amenities, schools, transport links and the wider East London area.

AVAILABLE NOW

- FOUR BEDROOMS
- TWO BATHROOMS
- SEPARATE DINING ROOM
- FITTED KITCHEN
- ARRANGED OVER THREE FLOORS
- PRIVATE REAR GARDEN APPROX. 42FT X 15FT
- LEYTONSTONE STATION WITHIN WALKING DISTANCE
- CLOSE TO LOCAL AMENITIES & SCHOOLS
- AVAILABLE NOW
- SELECTIVE LICENCE

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.





GROSS INTERNAL AREA (GIA)
The interior of this property
115.8 sq m / 1246 sq ft

TOTAL STORAGE SPACE
Storage and wardrobe built into
9.5 sq m / 37 sq ft

EXTERNAL FEATURES
Garden, Balcony, Terrace, Transoms etc.
59.3 sq m / 638 sq ft

RESTRICTED HEAD HEIGHT
Limited clear areas under 2.0m
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 advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison VUE



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(38-54) 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		
Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(38-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	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.