



## Gloucester Road, London, E12 5JU £2,000 Per Calendar Month



**\*\*SPACIOUS 2-BEDROOM HOUSE – WALKING DISTANCE TO MANOR PARK STATION (ELIZABETH LINE) & WOODGRANGE PARK (OVERGROUND) - IDEAL FOR FAMILIES (NEWHAM SELECTIVE LICENCE)**

OC Homes are delighted to present this two-bedroom family home, perfectly located within easy walking distance of Manor Park Station (Elizabeth Line) and Woodgrange Park Station (Overground/Suffragette Line).

The property offers a spacious lounge, fitted kitchen, two double bedrooms, a ground-floor family bathroom and a private paved rear garden.

The home is located in a prime Manor Park location, close to local shops, schools, and excellent transport links, making this ideal for commuters and families alike.

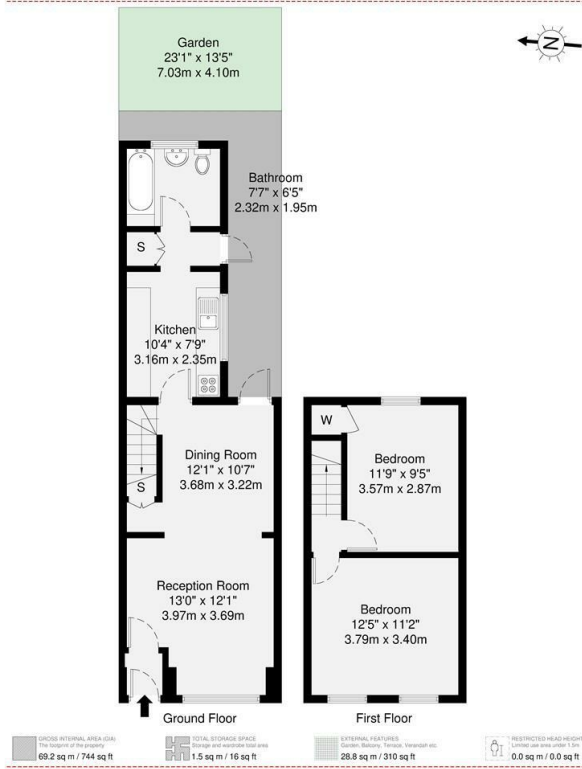
AVAILABLE NOW

### 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.

- AVAILABLE NOW
- TWO DOUBLE BEDROOMS
- SPACIOUS LOUNGE
- WALKING DISTANCE TO MANOR PARK STATION (ELIZABETH LINE)
- WALKING DISTANCE TO WOODGRANGE PARK STATION (SUFFRAGETTE LINE)
- NEWHAM SELECTIVE LICENCE
- PAVED GARDEN





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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(38-54) E		65	
(21-38) F			
(1-20) G			
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) A			91
(81-91) B			
(69-80) C			
(55-68) D			
(38-54) E		68	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> 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.