



## Dagenham Road, London, E10 7LH

### £1,350 Per Calendar Month



**\*\* GROUND-FLOOR FLAT, WITH PRIVATE GARDEN AND PERMIT PARKING AVAILABLE - WALKING DISTANCE FROM LEA BRIDGE ROAD STATION\*\***

OC Homes would like to offer this one-bedroom ground-floor flat, located in the heart of Lea Bridge. The property boasts an conservatory extension, good sized living room, and a three-piece bathroom suite.

Other benefits include access to a private garden, permit parking, double glazing and gas central heating. The property is located within walking distance of local amenities and public transport links, with Lea Bridge Station being a short walk from the flat.

**AVAILABLE NOW!**

- GROUND FLOOR FLAT
- PERMIT PARKING AVAILABLE
- WALKING DISTANCE FROM LEA BRIDGE STATION
- DOUBLE BEDROOM
- CONSERVATORY EXTENSION
- PRIVATE GARDEN
- 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.







Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		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.



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