



## Colegrave Road, Stratford, E15 1ED

### £2,250 Per Calendar Month



**\*\*NEWLY REFURBISHED TERRACED HOUSE ON THE BORDER OF STRATFORD AND LEYTON – WALKING DISTANCE TO LEYTON TUBE STATION \*\***

OC Homes is delighted to present to the Lettings market, this newly refurbished three-bedroom terraced house, ideally situated on Colegrave Road on the border of Stratford and Leyton.

The property has undergone a full renovation and boasts a bright and spacious through-lounge reception room, newly fitted kitchen, leading to the modern ground floor bathroom and south facing garden. The first floor comprises three good size bedrooms. Further benefits include a low-maintenance garden with side return, brand new double-glazed windows, and updated electrics and plumbing throughout.

Perfectly located within walking distance of local amenities and excellent transport links, including Leyton Station (Central Line Underground and Overground), this home offers both convenience and comfort.

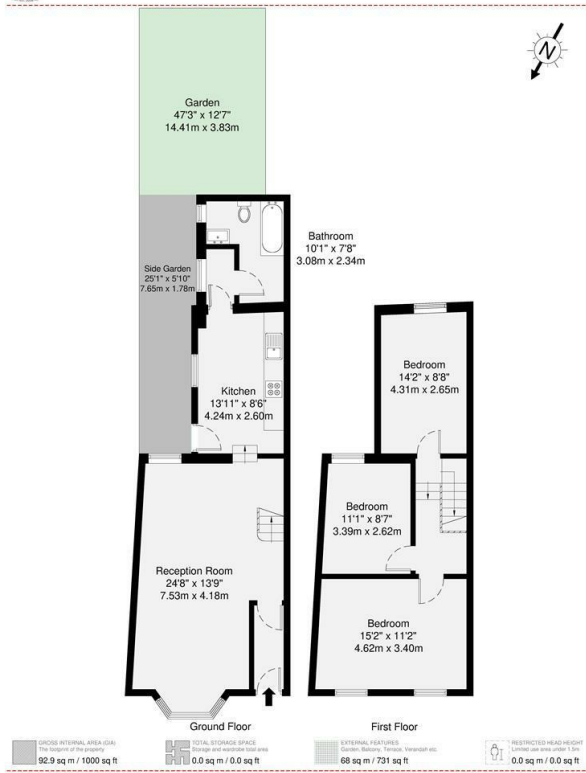
AVAILABLE NOW

### 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.

- NEWLY REFURBISHED THROUGHOUT
- THREE GOOD SIZE BEDROOMS
- GROUND FLOOR BATHROOM
- WALKING DISTANCE TO LEYTON TUBE
- LOTS OF LOCAL AMENITIES
- AVAILABLE NOW





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(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			86
(81-91) B			
(69-80) C		68	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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