



## Lea Bridge Road, Leyton, E10 7DY £2,250 Per Month



**\*\* SPACIOUS SPLIT LEVEL TOP FLOOR FLAT SITUATED IN A PRIME LOCATION ON LEA BRIDGE ROAD. 3 DOUBLE BEDROOMS. AVAILABLE NOW \*\***

**\* SELECTIVE LICENCE IN PLACE - ONE FAMILY OR TWO SHARERS MAXIMUM \***

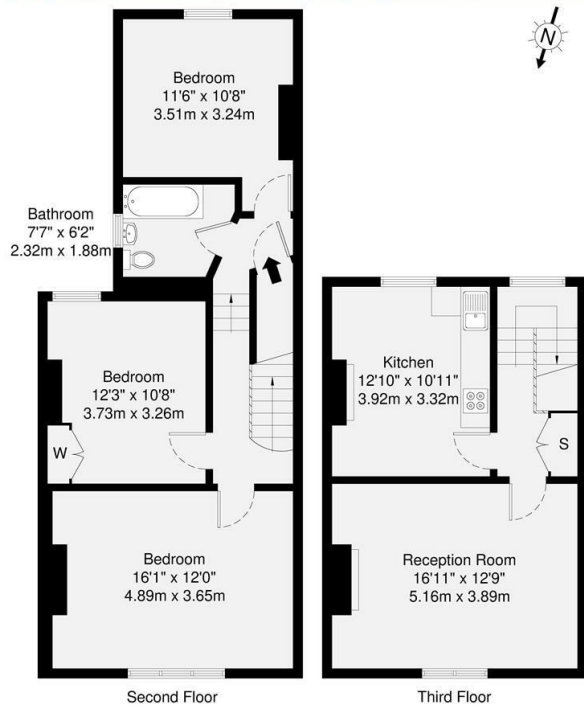
OC Homes are delighted to offer to the Lettings market a spacious three-bedroom flat, situated on the top two floors, above a commercial property on Lea Bridge Road. The property boasts a spacious reception room, kitchen / diner, three large double bedrooms and a three-piece bathroom suite. The property is situated in a great location with easy access to local amenities and public transport links. To arrange a viewing please call the OC Homes Team now.

**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.





**GROSS INTERNAL AREA (GIA)**  
The total area of the property  
97.6 sq m / 1050 sq ft

**TOTAL STORAGE SPACE**  
Storage and wardrobe floor area  
1.2 sq m / 13 sq ft

**EXTERNAL FEATURES**  
Garden, Balcony, Terrace, Transoms etc.  
0.0 sq m / 0.0 sq ft

**RESTRICTED HEAD HEIGHT**  
Limiting one area 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	
Current	Potential
Very energy efficient - lower running costs	
(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 <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(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 <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.