



GROUND FLOOR
587 sq ft. (54.5 sq.m.) approx.



1ST FLOOR
391 sq ft. (36.3 sq.m.) approx.



Council: Newham | Council Tax Band: C | Floor Area: 871.00 sq ft

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



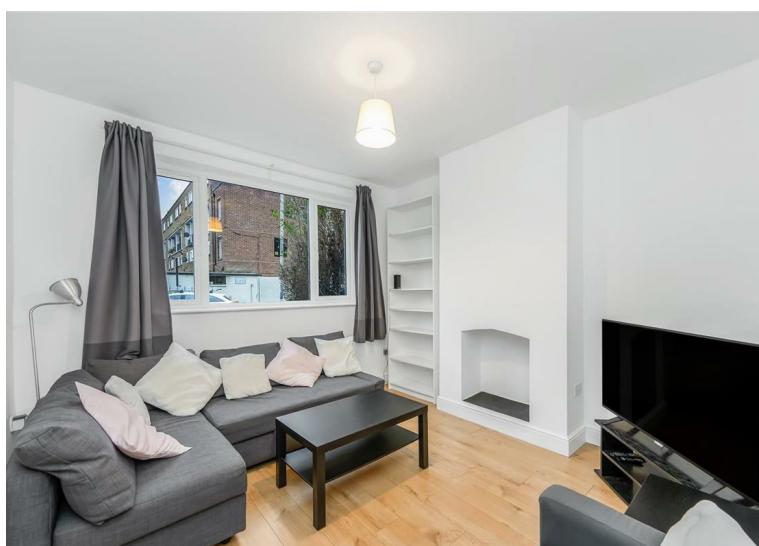
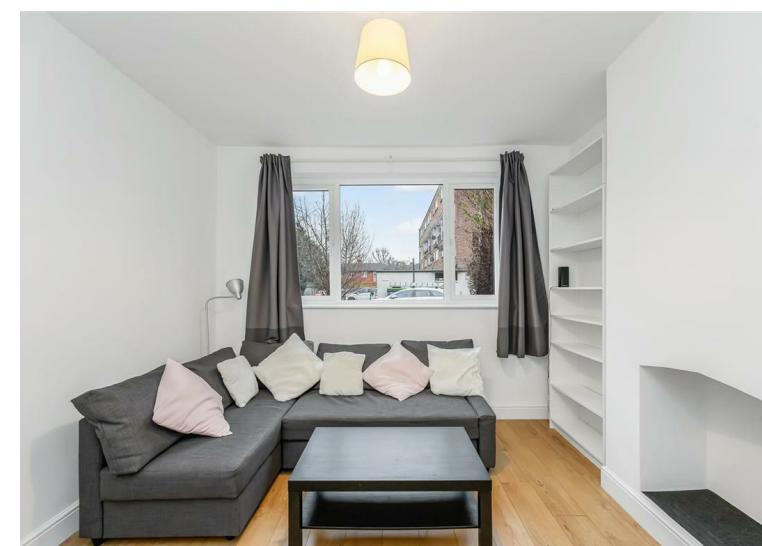
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.

CHURCHILL
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Grange Road, London, E13 0HQ
£2,300 Per Month

Bedrooms: 2 | Reception Rooms: 2 | Bathrooms: 1



Request a Viewing: **0208 503 6060**

Email: **walthamstow@wearechurchills.co.uk**

CHURCHILL
estates



Nestled on the charming Grange Road in London, this delightful two-bedroom house is now available for rent from early February. This property boasts two spacious reception rooms, providing ample space for both relaxation and entertaining. The house is in excellent condition, ensuring a comfortable living experience for its new occupants.

The two well-appointed bedrooms offer a peaceful retreat, while the modern bathroom caters to all your daily needs. The property is furnished, allowing for a seamless move-in experience. Natural light floods the interiors, thanks to double glazing throughout, creating a warm and inviting atmosphere.

For those who rely on public transport, the house is conveniently located close to West Ham Station, making commuting a breeze. Additionally, the private garden offers a perfect outdoor space for enjoying the fresh air or hosting gatherings with friends and family.

With gas central heating, you can be assured of a cosy environment during the colder months. This charming house is ideal for anyone seeking a comfortable and well-connected home in London. Don't miss the opportunity to make this lovely property your own.