

TOTAL APPROX. FLOOR AREA 560 SQ.FT. (52.0 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council: Redbridge | Council Tax Band: B | Floor Area: sq ft



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Anglian Road, Leytonstone, E11 4YB
 £1,500 Per Calendar Month

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

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	



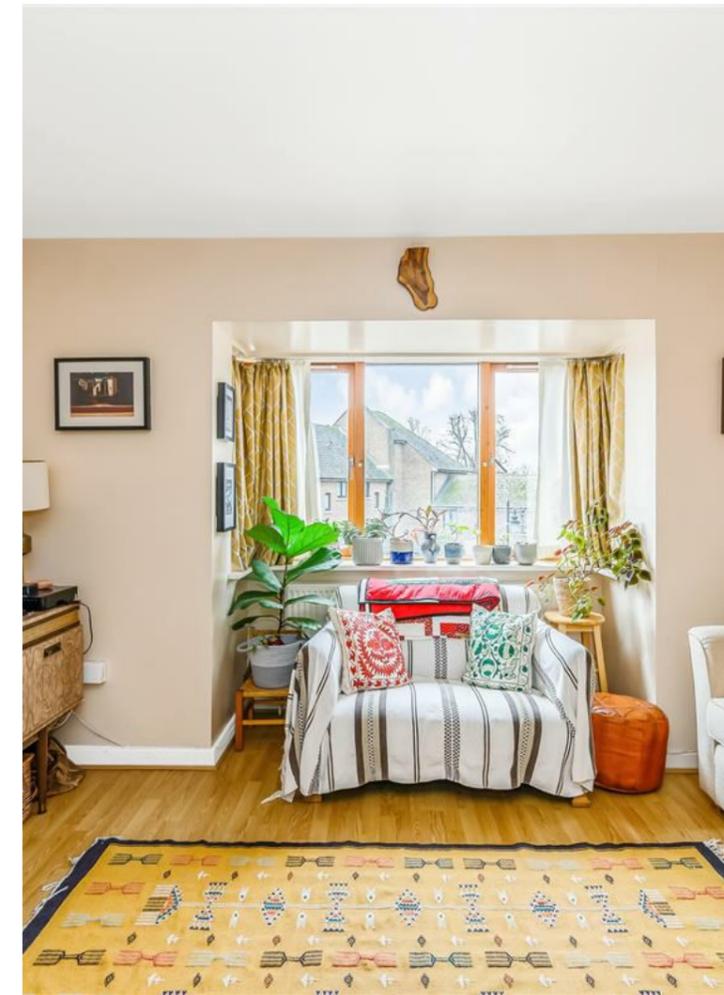
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information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

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Request a Viewing: **020 8989 0011**

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



Available From Mid April | Offered Part Furnished | First Floor One bedroom Flat | Short distance to Leyton and Leytonstone stations

Churchills are pleased to present this spacious one bedroom apartment with large private balcony on the first floor of this modern development; just a short stroll to Leyton Station and walking distance to both Leytonstone Overground and Underground Stations. The property has a large and fully fitted galley kitchen with extensive balcony at the rear, a double bedroom, fully tiled family bathroom and large living room; in addition to two large walk-in storage cupboards. The property further benefits from remote telephone entry, unrestricted parking, double glazing and gas central heating.

