



To Let

Holbrook Road | London | E15

House - Terraced

£2,100 PCM | Furnished

1 Reception | 2 Bedroom | 1 Bathroom

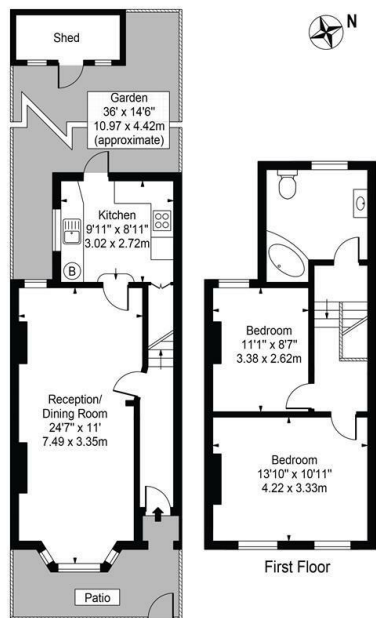
- Two Double Bedrooms
- Through Lounge
- Fitted Kitchen
- Large Bathroom
- Gas Central Heating
- Rear Garden
- Parking Subject To Local Authority Permit
- 0.3 miles To Plaistow Station

FREEDOM TO MOVE





Holbrook Road, E15 3EA
 Approx. Gross Internal Area 809 Sq Ft - 75.16 Sq M
 (Excluding Shed)



For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography
 www.interdesignphotography.com

This floor plan should be used as general outline for guidance only.
 All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.

Lovely TWO bedroom mid terraced house
 Fully furnished throughout
 Separate Kitchen
 Large Garden
 Would suit a family

New to the market is this lovely two double bedroom terraced house, the property benefits from a spacious through lounge leading onto a modern kitchen which leads onto the rear garden.

On the first floor we have two double bedrooms and a large family bathroom, the property benefits from gas central heating, its proximity to transport makes it ideal for anyone needing to commute into central London located conveniently close to Plaistow Station, and 10 minutes walk to Stratford Centre and amenities.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Accuracy: References to the Tenure of a Property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Items shown in photographs including, but not limited to, carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. Sonic / laser tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. All measurements: All measurements are approximate. Services not tested: 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. Mortgage & financial advice: The Hawks mortgage service is provided by London & Country Mortgages the UK's largest independent fee-free mortgage broker, of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision.



Hawks
 11 Albany Parade High Street, Brentford,
 London, TW8 0JW
 T: 0208 568 2342
 E: brentford@hawksproperty.com

