



Palamos Road, London E10 7JF

Guide price £625,000

PLEASE CHECK OUT OUR VIRTUAL TOUR OF THIS LOVELY HOME !

CHAIN FREE!

Birchills Estate Agents are very pleased to present the sales market this 3 double bedroom house in Leyton.

The ground floor of this amazing home, offers 2 reception rooms - large separate kitchen, and a downstairs bathroom that also benefits a shower cubicle.

The first floor boasts 3 double bedrooms.

To the rear of this home is a beautiful south facing private garden for those special summer moments.

Cellar/Basement for extra storage.

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Living Room
13'6" x 10'9" (4.13 x 3.29)



Double Bedroom
13'1" x 12'11" (4 x 3.95)



Dining Room
14'4" x 11'9" (4.37 x 3.6)



Family Bathroom
8'10" x 8'7" (2.71 x 2.62)



Family Bathroom

Double Bedroom
11'9" x 8'10" (3.6 x 2.7)



Kitchen
11'10" x 9'6" (3.63 x 2.90)



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Double Bedroom

11'2" x 8'8" (3.42 x 2.66)



1st floor Landing

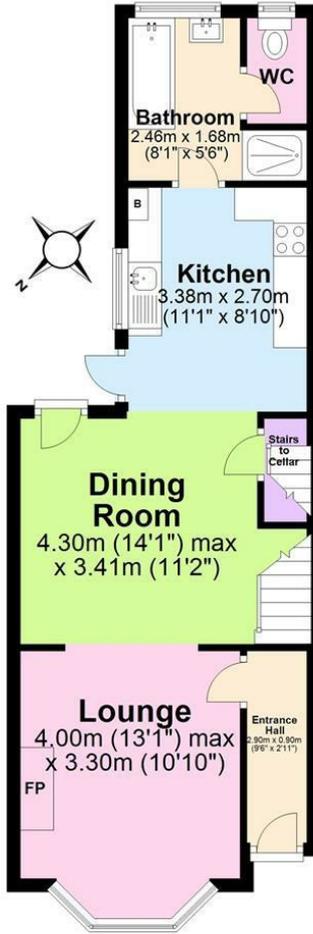
11'5" x 5'1" (3.5 x 1.56)

Ground Floor Entrance Hallway

9'5" x 2'11" (2.89 x 0.89)

Ground Floor

Approx. 46.0 sq. metres (494.9 sq. feet)



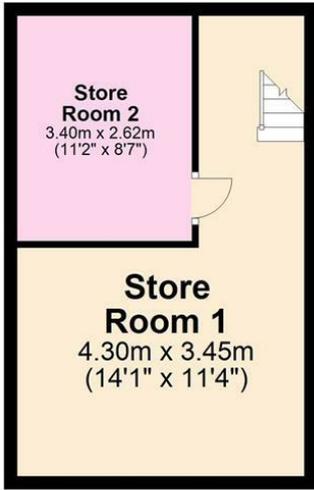
First Floor

Approx. 39.4 sq. metres (424.4 sq. feet)



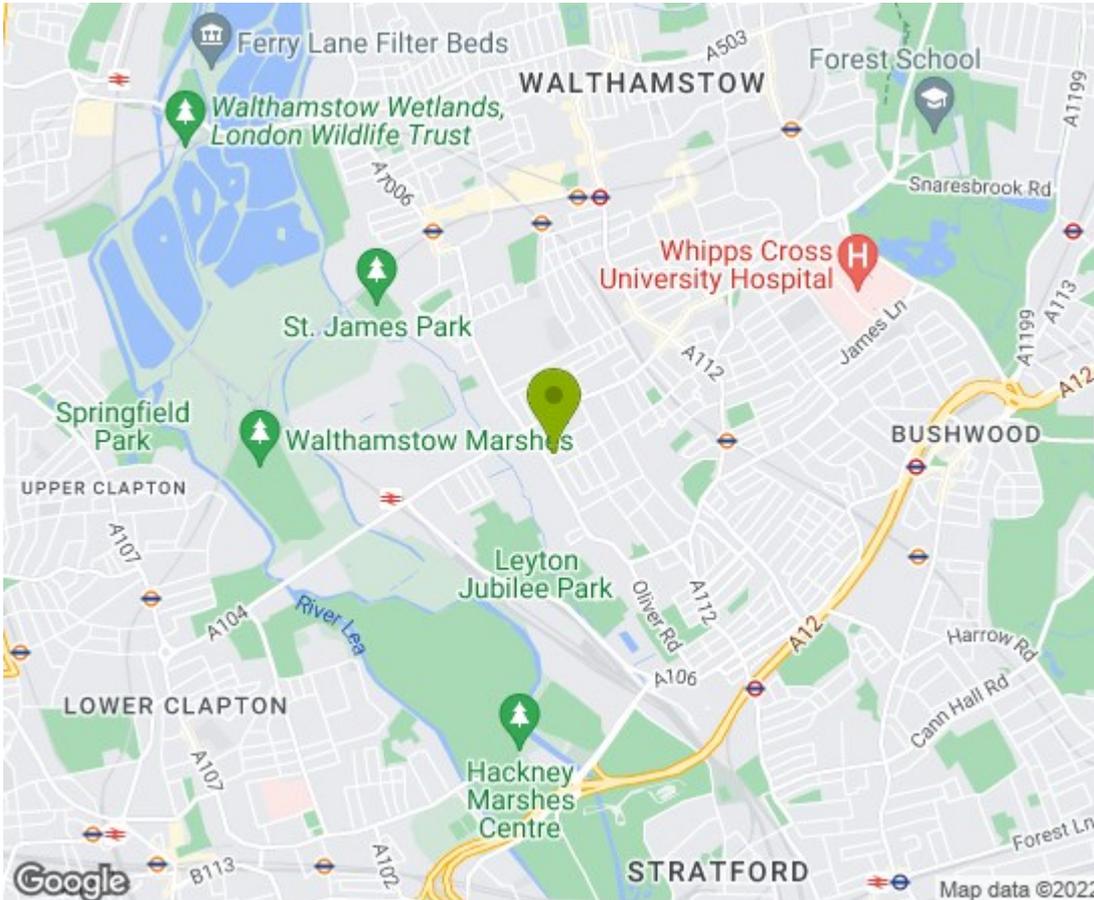
Cellar

Approx. 29.9 sq. metres (321.7 sq. feet)



Total area: approx. 115.3 sq. metres (1241.0 sq. feet)

Illustrations are for viewing purposes only. Measurements are not to scale. Property Total and Floor Totals are Internal figures only and do not include Garden, Balconies, Patios or Terraces if any shown. Drawn by SPG. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales		Current	Potential
Environmental Impact (CO ₂) Rating			
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		50	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales		Current	Potential

