



## Atherton Road , London, E7 9AJ

Welcome to this charming flat located on Atherton Road, offering a delightful living space perfect for individuals or small families. Spanning an impressive 646 square feet, this lower ground floor flat features two well-appointed bedrooms, comprising one double and one single, providing ample accommodation for your needs.

As you enter, you will be greeted by an inviting open plan kitchen and living room, ideal for both relaxation and entertaining. The kitchen is designed for practicality and ease, making it a pleasure to prepare meals while remaining connected with guests. The living area is bright and airy, enhanced by the laminate flooring that flows throughout the property, adding a modern touch.

The flat also boasts a contemporary bathroom equipped with a three-piece shower set, ensuring convenience and comfort. Gas central heating is installed, providing warmth during the cooler months.

One of the standout features of this property is the access to a communal rear garden, offering a lovely outdoor space to unwind or enjoy a sunny day.

**£1,700 Per Month**

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, London, E7 9AJ



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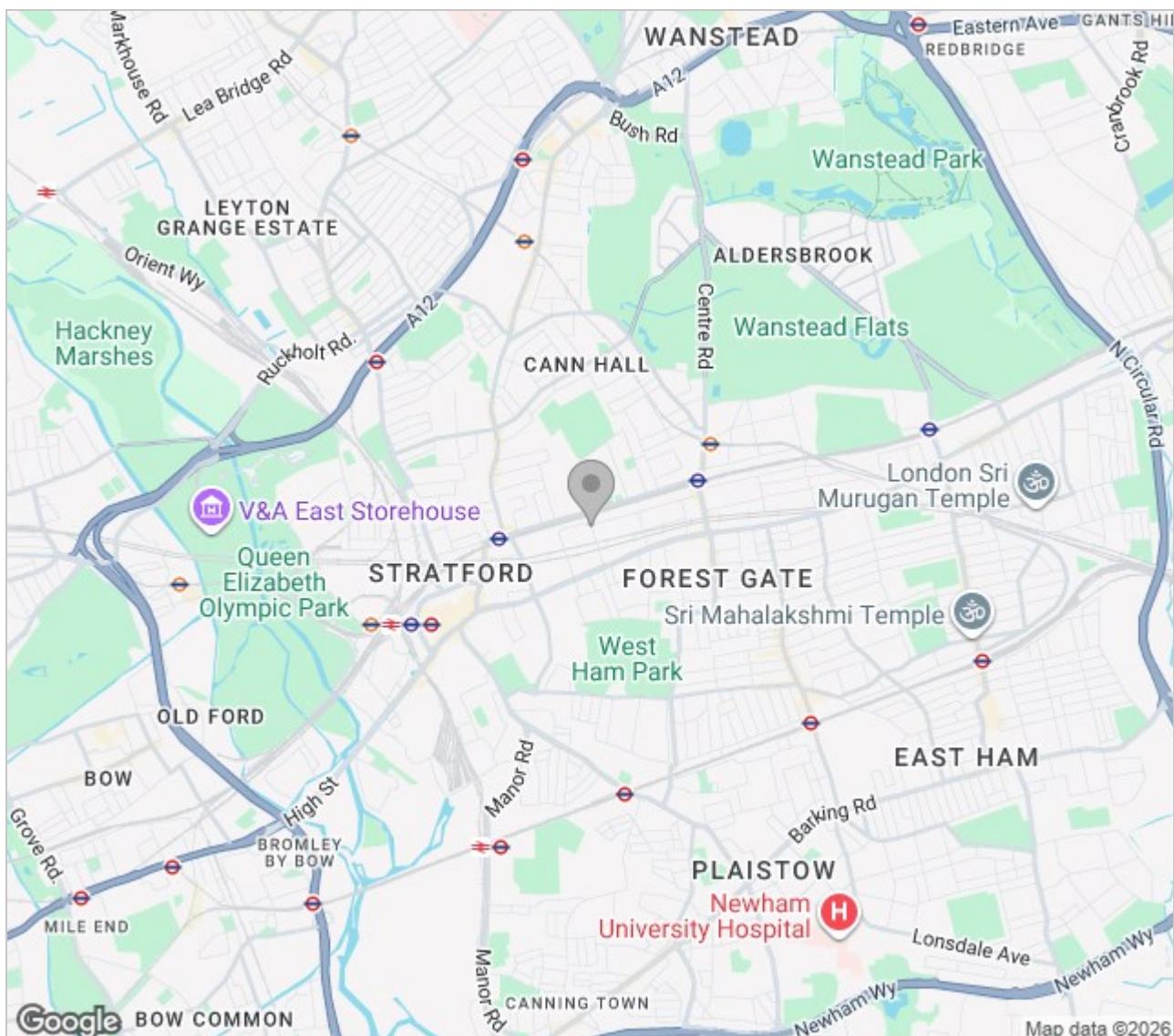


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Directions



## Area Map



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus)	A			(92 plus)	A
(81-91)	B			(81-91)	B
(69-80)	C			(69-80)	C
(55-68)	D	62		(55-68)	D
(39-54)	E			(39-54)	E
(21-38)	F			(21-38)	F
(1-20)	G			(1-20)	G
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	

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