



**ROOM 4 LEA BRIDGE ROAD, LEYTON E10**

**£1,100 PCM**



**SELF CONTAINED STUDIO APARTMENT - LEA BRIDGE ROAD, LEYTON E10**

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## **ROOM 4 LEA BRIDGE ROAD, LEYTON E10**

Self Contained Studio Apartment - Lea Bridge Road, Leyton E10

- \* COUNCIL TAX & WATER RATES - ALL INCLUDED \*
- \* ELECTRIC & WIFI - NOT INCLUDED \*
- SPACIOUS STUDIO APARTMENT - FIRST FLOOR
- SUITABLE FOR A SINGLE OCCUPANCY ONLY
- FULLY FITTED KITCHEN & BATHROOM
- COMMUNAL WASHING MACHINE FACILITIES
- FANTASTIC TRANSPORT LINKS & LOCAL AMENITIES
- PRIVATE ENTRANCE
- AVAILABLE TO VIEW NOW!

### **This property consists of:**

\* Available To View Now \* Studio \* Private Bathroom & WC \* Oven & Electric Hob \* Council Tax & Water Rates - All Included \* Electric & WiFi - NOT Included \* Private Entrance \* Fully Renovated \* Shared Washing Machine Facilities \* Offered Furnished or Unfurnished \* Double Glazed \* Fantastic Transport Links \* Great Local Amenities \* Suitable For A Single Occupancy Only \* Early Viewings Advised \*

Located on Lea Bridge Road, this property benefits from excellent transport links into the City, being just 0.6miles to Leyton Midland Overground Station, 1 mile to Lea Bridge Station or have the option to jump onto a bus outside the house and go into Hackney, Westfield Shopping Centre or the City.

You're perfectly placed for the delights of Walthamstow Village, Leyton Jubilee Park and transport options.

\* Suitable For A Single Occupancy Only \*

A must view!

Letting Arrangements:

Tenancy Information: 12 months tenancy agreement with 6 months break clause

Licence Information: Licence Information - Licenced for single occupancy only

Local Authority: London Borough of Waltham Forest

EPC Rating: D

Advanced Rent (2 Months) £2200.00

Council Tax Band: Included in Rent

Holding Deposit: £253

Electricity supply: Mains

Heating: Electric

Water supply: Mains



