



GROVE GREEN ROAD, LEYTONSTONE E11

£1,550 PCM



1 BEDROOM FIRST FLOOR FLAT - LEYTONSTONE E11

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- STYLISH 1 BEDROOM APARTMENT - FIRST FLOOR
- FULLY FITTED KITCHEN WITH HIGH SPECIFICATION APPLIANCES
- FULLY RENOVATED
- MODERN FITTED FAMILY BATHROOM
- FANTASTIC TRANSPORT LINKS & LOCAL AMENITIES
- WALKING DISTANCE TO LEYTON/LEYTONSTONE UNDERGROUND STATION
- IDEAL FOR WORKING PROFESSIONALS
- AVAILABLE TO VIEW NOW!
- NOT TO BE MISSED - A MUST VIEW!

This property consists of:

**** Available To View Now ** 1 Bedroom Flat ** First Floor ** Spacious Reception Room ** Fully Fitted Kitchen & Bathroom ** High Specification Appliances & Fittings ** Double Glazed ** Gas Central Heating ** Furnished ** Fully Renovated ** Immaculate Condition ** Walking Distance To Leyton/Leytonstone Underground Stations ** Great Local Amenities ** Residential Catchment ** A Must View ** Available Late Dec 2024 ****

The property is based on Grove Green Road, a popular location in Leytonstone that is surrounded with fantastic transport links, amazing local amenities, schools, shopping centres and some beautiful outdoor spaces.

Leyton/Leytonstone Stations (Central Line) are easily assessable, providing easy access into the City, West End and beyond.

There are also a variety of reliable bus links close by affording easy access into Stratford with the extensive shopping, bars and restaurants of Westfield Stratford within easy reach.

The property also provides excellent road links for the motorist, with the A12 and A406 close by. On your doorstep you have Ofsted 'Good' and 'Outstanding' schools, local parks and Leytonstone Leisure Centre close by making this ideal for families.

You also have plenty of choices when it comes to eating and socialising, with multiple pubs nearby, each offering something a little different. These include The Red Lion, The Heathcote and Star, The Birds and O'Neills, plus the Sir Alfred Hitchcock serving up a fantastic menu of culinary delights, which overlooks Epping Forest. Hollow Ponds boating lake is just a few hundred yards further than the Hitchcock, where boat hire is available during the warmer months. The beautiful green spaces of Wanstead and the Queen Elizabeth Olympic Park are also all within walking distance.

Situated within easy walking distance of the popular pedestrianised Francis Road area, which plays host to an array of independent eateries and boutiques.

Early viewings advised!

Letting Arrangements:

Tenancy Information: 12 months with a 6 months break clause offered

Licence Information: Licenced for a family or a maximum of 2 sharers

Local Authority: London Borough of Waltham Forest

EPC Rating: C

Council Tax Band: B

Deposit: £1,788

Holding Deposit: £357



