



## Ashville Road, London, E11 4DX

### £2,200 Per Calendar Month



**\*\*SPACIOUS FIRST FLOOR FLAT WITHIN WALKING DISTANCE TO LEYTONSTONE STATION - SELECTIVE LICENCE\*\***

OC Homes would like to present a spacious three-bedroom first-floor flat within a house conversion, located 10 minutes' walk to Leytonstone Underground Station. The property boasts an open-plan lounge/kitchen, 2 double bedrooms, 1 single bedroom, and a three-piece bathroom suite.

Other benefits include laminate flooring, double glazing and is ideally located within a short walk to local amenities and public transport links.

**AVAILABLE NOW**

- WALKING DISTANCE TO LEYTONSTONE STATION
- OPEN PLAN LOUNGE/KITCHEN
- LAMINATE FLOORING
- FIRST FLOOR
- SPACIOUS FLAT
- AVAILABLE NOW
- WALTHAM FOREST SELECTIVE LICENCE

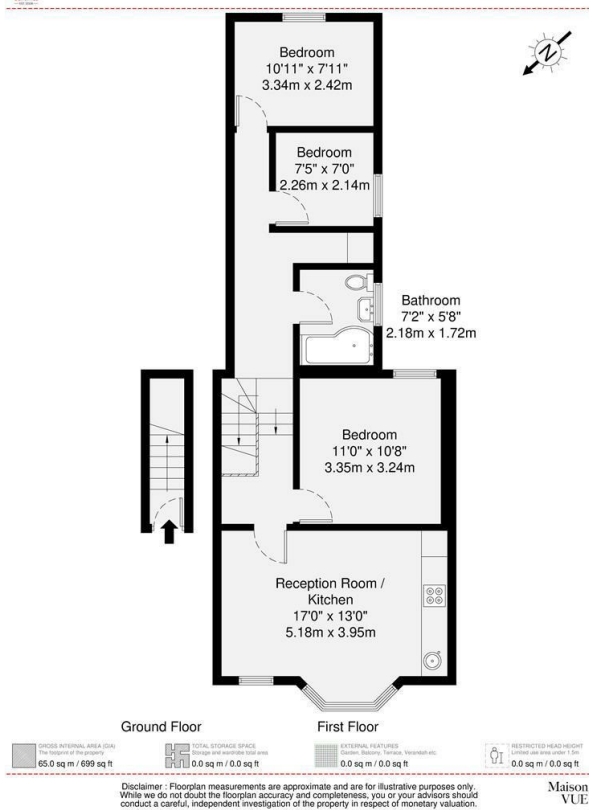
### Viewing

Please contact our OC Homes Leyton Office on 02085561212 if you wish to arrange a viewing appointment for this property or require further information.



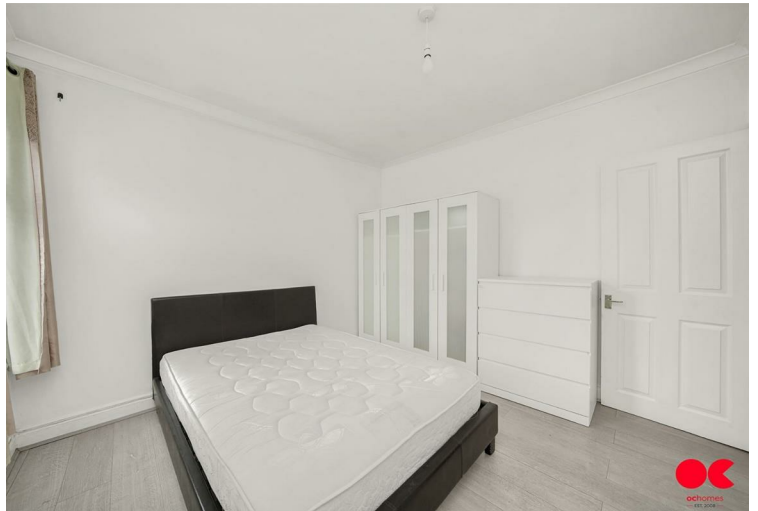


Ashville Road, E11

GROSS INTERNAL AREA  
65.0 sq m / 699 sq ft

| Energy Efficiency Rating                    |           |
|---------------------------------------------|-----------|
| Current                                     | Potential |
| 73                                          | 79        |
| Very energy efficient - lower running costs |           |
| (92 plus) A                                 |           |
| (81-91) B                                   |           |
| (69-80) C                                   |           |
| (55-68) D                                   |           |
| (38-54) E                                   |           |
| (21-38) F                                   |           |
| (1-20) G                                    |           |
| Not energy efficient - higher running costs |           |
| England & Wales                             |           |
| EU Directive 2002/91/EC                     |           |

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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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