



## Gascoyne Road, London, E9 7BH

### £2,250 Per Calendar Month



**\*\*THIRD-FLOOR FLAT WITH A BALCONY, WITHIN WALKING DISTANCE TO HOMERTON STATION - SELECTIVE LICENCE: MAXIMUM OF 1 HOUSEHOLD / 2 x SHARERS\*\***

OC Homes is delighted to offer a spacious three-bedroom flat with a balcony, within walking distance of Homerton Station. This third-floor flat within a purpose-built block provides a large lounge with access to a balcony, a fitted kitchen, three double bedrooms, and a three-piece bathroom suite.

Other benefits include lift access, secure Intercom entry, d/g, g/c/h, and is ideally situated within a 10-minute walk from Homerton Station, local amenities, and other public transport links.

**AVAILABLE NOW**

- LIFT ACCESS
- INTERCOM ENTRY
- THREE DOUBLE BEDROOMS
- WALKING DISTANCE TO HOMERTON STATION
- BALCONY
- SELECTIVE LICENCE: MAXIMUM OF 1 HOUSEHOLD / 2 X SHARERS
- AVAILABLE NOW

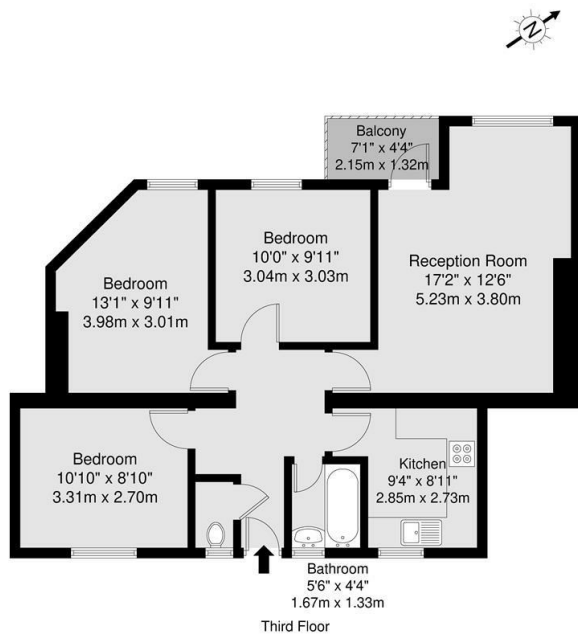
### Viewing

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





GROSS INTERNAL AREA



GROSS INTERNAL AREA (GIA)  
The total floor area of the property  
68.1 sq m / 733 sq ft

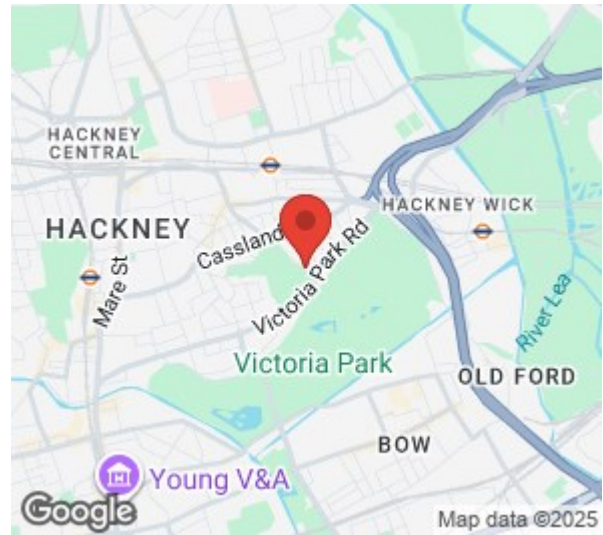
TOTAL STORAGE SPACE  
Storage area including cupboards  
0.0 sq m / 0.0 sq ft

EXTERNAL FEATURES  
Garden, Driveway, Terrace, Balcony, etc.  
2.6 sq m / 28 sq ft

RESTRICTED HEADHEIGHT  
Lower ceiling area under 1.5m  
0.0 sq m / 0.0 sq ft

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison  
VUE



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) 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 |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                                     |                         |           |
| (81-91) B                                                       |                         |           |
| (69-80) C                                                       |                         |           |
| (55-68) D                                                       |                         |           |
| (39-54) 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.