



## Capworth Street, Leyton, E10 7HL

### £1,450 Per Calendar Month



\*\* WELL PRESENTED FIRST FLOOR APARTMENT IN SOUGHT AFTER AREA IN LEYTON. MODERN FINISH THROUGHOUT. AVAILABLE NOW \*\*

OC Homes are delighted to offer to the Lettings market, this spacious, modern one bedroom apartment, in a highly desirable area of Leyton. Situated in a prime location, within walking distance from Leyton Midland Rail station and a number of local green spaces, the property is nestled on the charming Capworth Street in Leyton. The property has been recently refurbished, ensuring a fresh and inviting atmosphere for its new occupants.

As you step inside, you will be greeted by a bright and open-plan space that maximises natural light, creating a warm and welcoming environment. The thoughtful design provides ample storage solutions, making it an ideal choice for working professionals who appreciate both style and functionality. The location is particularly advantageous, with excellent transport links nearby, allowing for easy access into Central London and beyond. Additionally there are a choice of local amenities, including shops, bars and restaurants within walking distance. To arrange a viewing, please call the OC Homes Lettings team now.

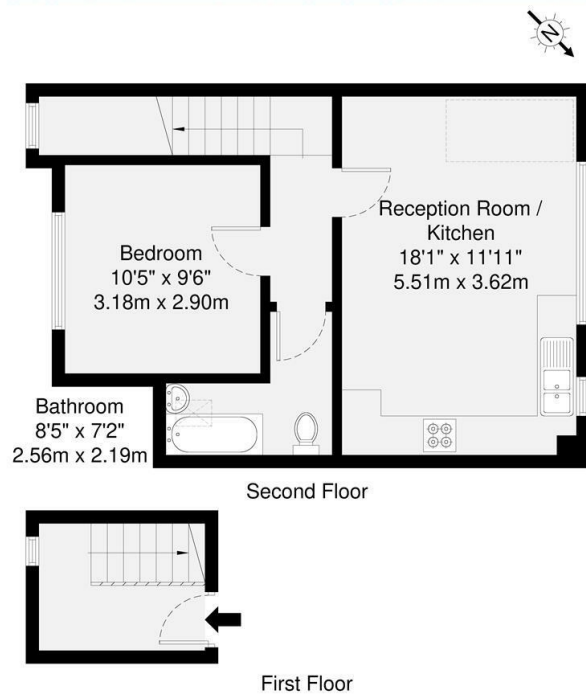
AVAILABLE NOW

- ONE BEDROOM APARTMENT
- MODERN FINISH THROUGHOUT
- EXCELLENT TRANSPORT LINKS
- LOTS OF LOCAL AMENITIES
- IDEAL FOR WORKING PROFESSIONALS
- 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 (GIA)**  
The interior of this property  
44.6 sq m / 480 sq ft

**TOTAL STORAGE SPACE**  
Storage and wardrobe space only  
0.0 sq m / 0.0 sq ft

**EXTERNAL FEATURES**  
Garden, Balcony, Terrace, Transoms etc.  
0.0 sq m / 0.0 sq ft

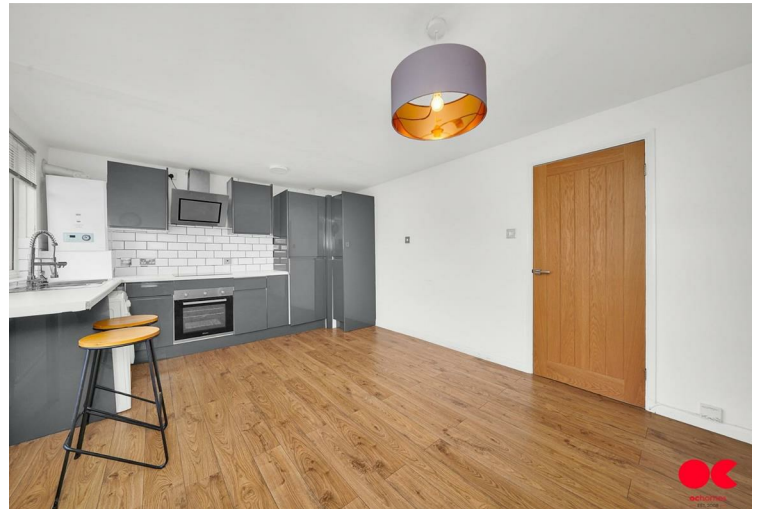
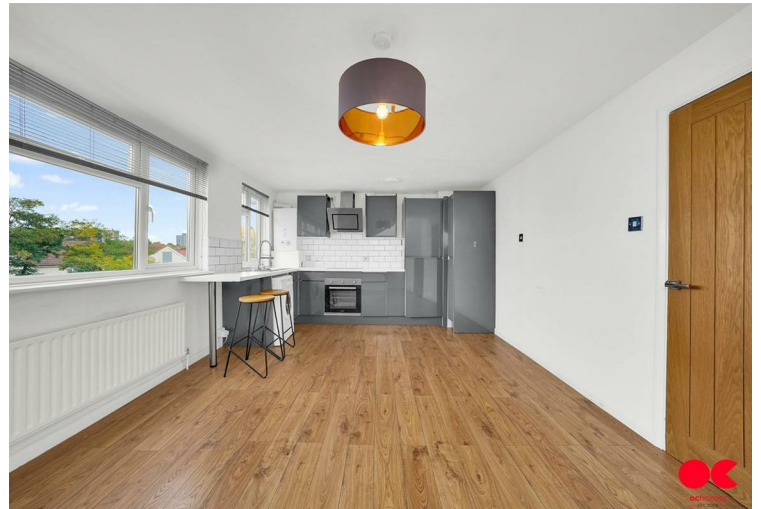
**RESTRICTED HEAD HEIGHT**  
Landing and area under 1.9m  
2 sq m / 21 sq ft

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                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---------------------------------------------|---------|-----------|-----------------------------------------------------------------|---------|-----------|
|                                             | Current | Potential |                                                                 | Current | Potential |
| Very energy efficient - lower running costs |         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>                          |         |           | (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                            |         |           | (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                            |         |           | (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                            |         |           | (55-68) <b>D</b>                                                |         |           |
| (38-54) <b>E</b>                            |         |           | (38-54) <b>E</b>                                                |         |           |
| (21-37) <b>F</b>                            |         |           | (21-37) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                             |         |           | (1-20) <b>G</b>                                                 |         |           |
| Not energy efficient - higher running costs |         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| <b>England &amp; Wales</b>                  |         |           | <b>England &amp; Wales</b>                                      |         |           |
| EU Directive 2002/91/EC                     |         |           | 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.