



## Malcolm Court

, Romford Road, Forest Gate, E7 9JD

**Rental £1,300 pcm**  
1 bedroom Flat / Apartment available Now

Ebb Court, 1 Albert Basin Way, , E16 2QN  
[docklands@lpagents.com](mailto:docklands@lpagents.com)

**0207 476 5831**

### Opening Times

Mon 09.30 - 18.30; Tues 09.30 - 18.30  
Wed 09.30 - 18.30; Thurs 09.30 - 18.30  
Fri 09.30 - 18.30; Sat 09.30 - 18.30; Sun Closed

# Lifestyle Property

- \* Unfurnished
- \* Top Floor (2nd Floor)
- \* Excellent location

- \* Brand New 1 Bedroom Flat
- \* Off-Street Parking Available
- \* Separate Kitchen & Living Room

- \* Private Gated Development
- \* Tiled Bathroom
- \* Available Now

## Situation

Lifestyle Property are delighted to offer to market this modern, newly refurbished 1 bedroom flat to rent located in a private gated development in a sought after location on Romford Road, Forest Gate. You are within walking distance of Stratford Station which offers excellent access throughout London and the ever popular Westfield Stratford Shopping Centre which offers a choice of excellent shops, bars and restaurants. Based on the top floor, the property is finished to the highest standard, with a modern separate kitchen, spacious living room, a large double bedroom, tiled bathroom and gated parking. \*\*\*AVAILABLE NOW\*\* Early Viewing Recommended!

## Accommodation

All measurements are approximate.

## Further Information

The deposit required is £1,500

The landlord is willing to rent this home to Employed

The landlord is willing to rent the property for a minimum of 12 Months and a maximum of 12 Months

## Energy Performance Certificates

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) 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		

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

Property Ref: inst-6587

Creation Date: 05/07/2025

## IMPORTANT INFORMATION

For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Lifestyle Property, 2025. Lifestyle Property Registered in England No. 6531741