



## Grove Green Road

, Leytonstone, E11 4AA

# Rental £1,550 pcm

1 bedroom Flat / Apartment available 17 July 2024

232 Hoe Street, Walthamstow, London, E17 3AY  
[info@walthamestates.co.uk](mailto:info@walthamestates.co.uk)

## 0208 509 0444

**Opening Times**

Mon 09.30 - 17.30; Tues 09.30 - 17.30  
Wed 09.30 - 17.30; Thurs 09.30 - 17.30  
Fri 09.30 - 17.30; Sat 10.00 - 14.00; Sun Closed

# Waltham Estates

\* Unfurnished

## Situation

ULTRA-MODERN ONE BEDROOM APARTMENT IN AN EXQUISITE DEVELOPMENT AVAILABLE FROM THE 17th OF JULY !!! Waltham Estates are proud to offer this ultra-modern second floor one bedroom flat situated in Leytonstone. The entire development is newly built using highest quality materials and contemporary design. The flat consists of an open-plan kitchen, one spacious bedroom and a bathroom. The property is located in the vicinity of High Road Leytonstone where you will have a wide variety of shops, cafes, restaurants, services and other local amenities. Leytonstone Station (Central Line) and Leytonstone High Road Station (Overground) are right at your doorstep. Key Features: - Ultra-modern Development - Contemporary and Spacious Flat - High Quality Materials - Gas Central Heating - Laminate Flooring - Double Glazed Windows - Close to A12 - Close to Leytonstone Underground Station - Close to High Road Leytonstone Station - Close to local amenities - Council Tax Band - B

## Accommodation

All measurements are approximate.

## Further Information

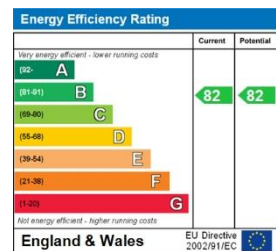
The deposit required is £1,550

The landlord is willing to rent this home to Employed, Self Employed, Own Means, Retired

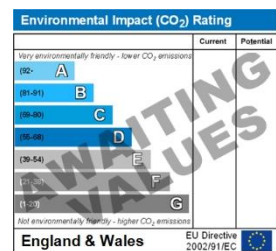
The landlord is willing to rent the property for a minimum of 6 Months and a maximum of 12 Months

## 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.



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.



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-2912

Creation Date: 07/07/2024

## 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 © Waltham Estates Ltd, 2024. Waltham Estates Ltd Registered in England No. 6782781