



## Adelaide Road, London, E10 5NN

### £2,250 Per Calendar Month



**\*\*SPACIOUS HOUSE LOCATED WITHIN A SHORT WALK TO LEYTON STATION - SELECTIVE LICENCE\*\***

OC Homes is delighted to offer this three-bedroom, end-of-terrace house, ideally located off High Road Leyton. The property boasts a large through-lounge, fitted kitchen, ground floor three-piece bathroom suite, three spacious bedrooms, and a garden that can be accessed via a side entrance.

Other benefits include double glazing, and gas central heating and is in a prime location, with Leyton Underground Station being situated within 10 minute's walk from the property, as well as other public transport links and local amenities.

(The outhouse is excluded from the tenancy and is reserved exclusively for the landlord's use as storage. The tenant shall not have access to or use of this area.)

**AVAILABLE NOW**

### Viewing

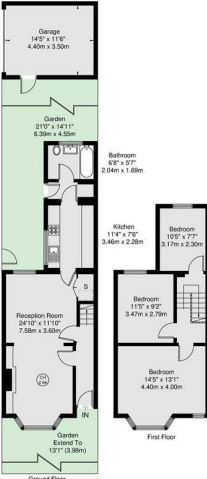
Please contact our OC Homes Leyton Office on 02085561212 if you wish to arrange a viewing appointment for this property or require further information.

- WALKING DISTANCE TO LEYTON STATION
- LOCATED OFF HIGH ROAD LEYTON
- LARGE THROUGH LOUNGE
- SIDE ACCESS TO GARDEN
- SPACIOUS BEDROOMS
- AVAILABLE NOW
- SELECTIVE LICENCE



Adelaide Road Leyton, E10

GROSS INTERNAL AREA  
101.1 sq m / 1088 sq ft



GROSS INTERNAL AREA (GIA)  
The largest of the property  
101.1 sq m / 1088 sq ft

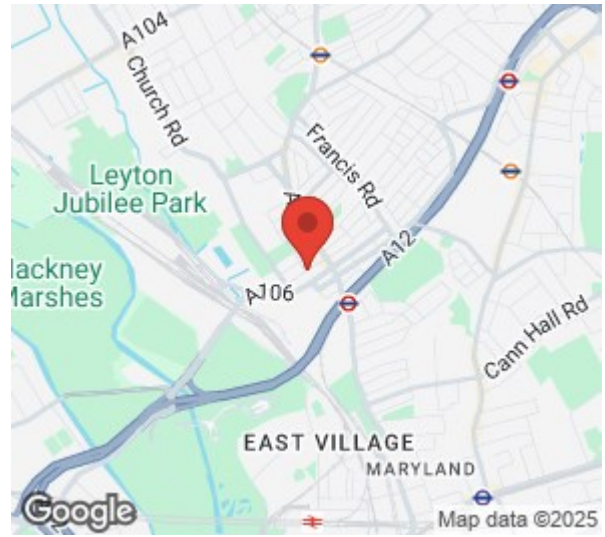
TOTAL STORAGE SPACE  
Storage and wardrobe (GIA)  
1.1 sq m / 11 sq ft

EXTERNAL STRUCTURAL FEATURES  
Garden, Balcony, Terrace, Verandah etc.  
60.5 sq m / 651 sq ft

RESTRICTED HEAD HEIGHT  
Ceiling and walls under 1.9m  
0.0sq 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 advisers 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.



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