



## Directions

## Contact

125 Hoe Street  
London  
E17 4RX

E: [lettings@hcolondon.com](mailto:lettings@hcolondon.com)

T: 02085 210 755

[hcolondon.com](http://hcolondon.com)



**1 Bed  
House - Terraced  
located in**



41A Leonard

Road

LONDON

E7 0DD

£1,500 PCM



GROUND FLOOR FLAT --- PRIVATE GARDEN --- NEUTRAL DECOR, BRIGHT AND AIRY --- AVAILABLE ON THE 1ST MARCH --- GOOD LOCATION --- FITTED KITCHEN  
LARGE KITCHEN --- AS SEEN

Welcome to this charming terraced house located on Leonard Road! This property boasts a cosy reception room, perfect for relaxing or entertaining guests. With one spacious bedroom, you'll have a comfortable retreat to unwind after a long day. The house also features a well-maintained bathroom for your convenience.

Situated in a desirable location, this property offers a wonderful opportunity for first-time buyers or those looking to downsize. The terraced layout provides a sense of community while still offering privacy.

Leonard Road is known for its peaceful surroundings and friendly neighbourhood, making it an ideal place to call home. Don't miss out on the chance to own this lovely house - book a viewing today and envision the possibilities of making it your own!

## Summary

London's Local Property Agent, Humphrey & Co Estates are proud to introduce to the lettings market this lovely one bed flat with garden in Forest Gate which is close to a wealth of amenities as well as being just a short walk to Wanstead Park station. This property is situated on Leonard road and boasts light and airy interiors with well-proportioned rooms. Front Room: 3.50m x 3.32mOriginal wooden

flooring, radiator to wall, window to face front aspect, neutral decor.Bedroom: 3.32m x 2.79m Radiator to wall, original wooden flooring, window to face side aspect.

Kitchen: 3.71m x 3.02mPart tiled walls, laminate flooring, window to face side aspect, access to garden.Bathroom: 2.80m x 2.74m x 1.60m

Fully tiled floor, bath with a shower attachment, part tiled walls, radiator to wall.Please call our friendly lettings team to secure a viewing.= "margin:>



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	

