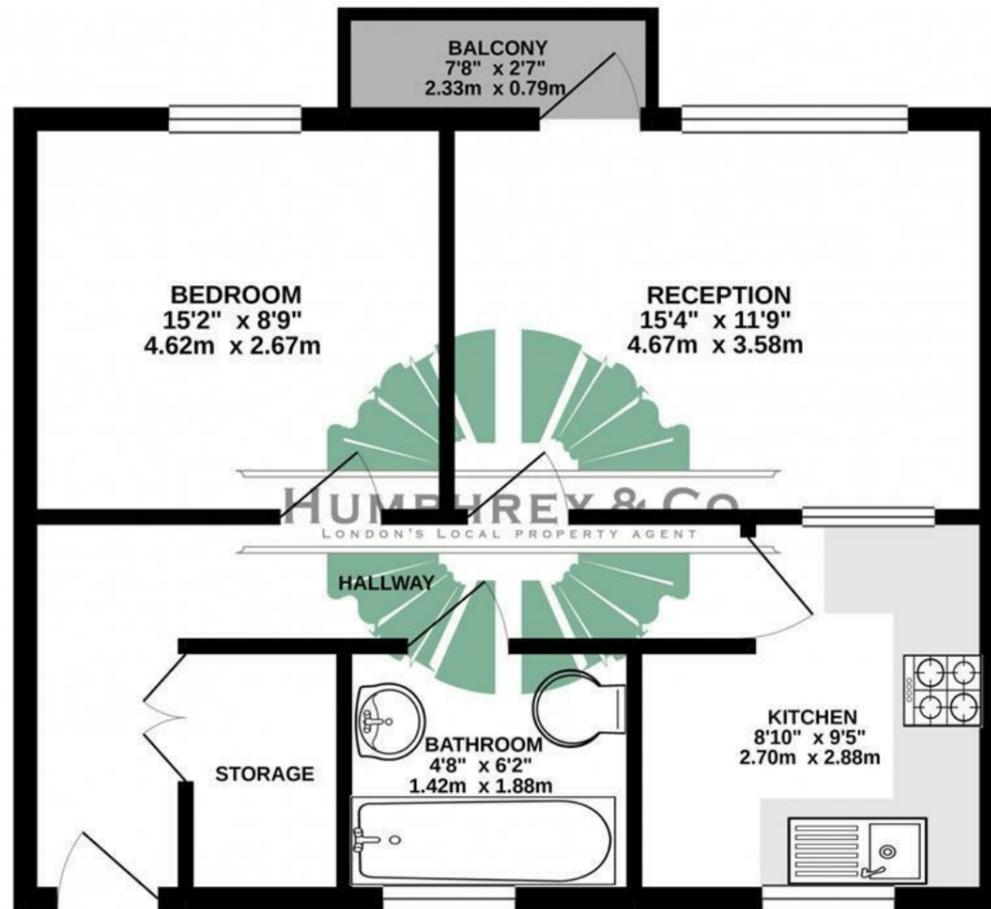


GROUND FLOOR
463 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA : 463 sq.ft. (43.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

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1 Bed
Flat
located in



60 Lea Hall Gardens, Lea Hall Road

LONDON

£1,400 PCM



RECENTLY PART REFURBISHED ONE BEDROOM FLAT – AVAILABLE FROM THE 16TH JANUARY 2026— PURPOSE BUILT — CARPETS – GAS CENTRAL HEATING — BALCONY – DOUBLE BEDROOM – AMPLE STORAGE — SEPARATE KITCHEN – EX-LOCAL — TILED BATHROOM — RESIDENT ON STREET PARKING

London's Local Property Agent, Humphrey & Co Estates present this purpose built One bedroom flat in Leyton. Compromises of a double bedroom, a spacious living room, with a new bathroom, neutral décor, bright and airy with new carpets. Double glazed and gas central heating, with balcony. Fully fitted kitchen with a separate lounge, property comes part furnished. Located close to shops and amenities with great transport links.

Please call our friendly lettings team to secure a viewing.

Summary



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	

