

# Hammonds



141 Leven Road, London, E14 0LL

£565,000

- New build flat, modern design
- Bright reception room
- Close to transport links
- Viewing highly recommended
- Spacious 788 sq ft area
- Contemporary bathroom
- Ideal for young families
- Two cosy bedrooms
- Prime London location
- Energy-efficient build

57 Bow Rd, London, E3 2AD  
02089802226

[sales@hammonds-estates.co.uk](mailto:sales@hammonds-estates.co.uk)  
[www.hammonds-estates.co.uk](http://www.hammonds-estates.co.uk)

## Directions

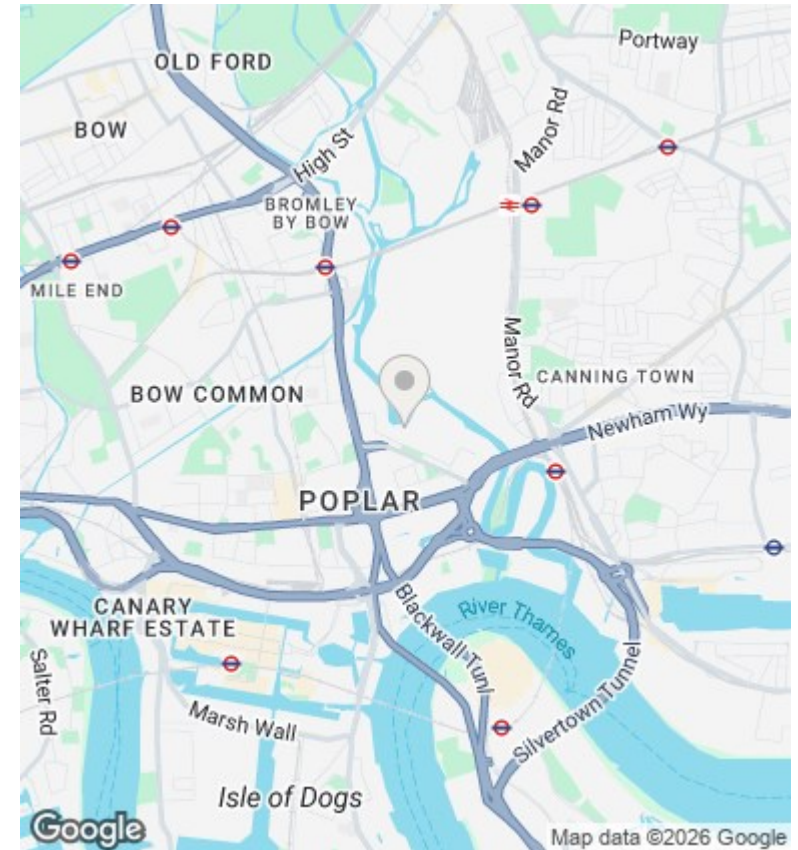
## Viewings

Viewings by arrangement only. Call 02089802226 to make an appointment.

## Council Tax Band

C

## EPC Rating:



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	