

# Hammonds



31 Leighton Avenue, Manor Park, London, E12 6JW

£1,900 Per Month

- 4 spacious bedrooms
- Mid-terrace house
- Lovely garden
- Viewing recommended
- 3 modern bathrooms
- 667 sq ft living space
- Close to schools
- Located in E12
- Built in the 1980s
- Near transport links

57 Bow Rd, London, E3 2AD  
02089802226

Lettings@hamondsestates.co.uk  
www.hammonds-estates.co.uk

## Directions

## Viewings

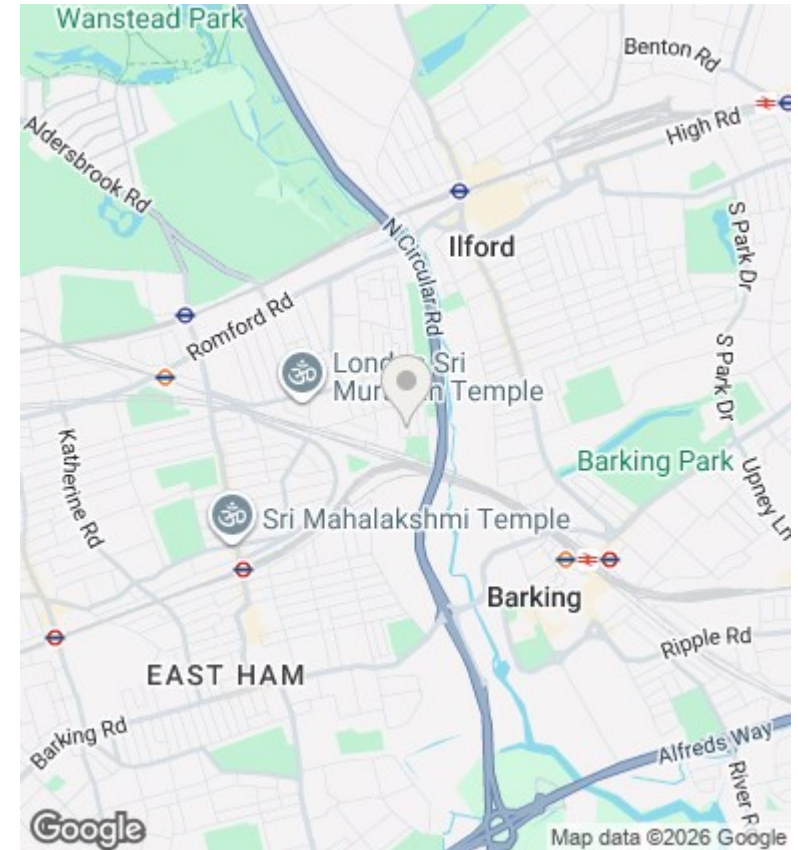
Viewings by arrangement only. Call 02089802226 to make an appointment.

## Council Tax Band

C

## EPC Rating:

D



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>87</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>61</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	