



Scotts Road | | Leyton | E10 6LN

**£1,850 PCM**



**STRETTONS**

## Key features

- Available Early April
- Two Bedrooms (Double & Single)
- Unfurnished
- Three Piece Bathroom Suite
- Newly Refurbished Throughout
- Gas Central Heating
- Rear Garden
- Within 0.6 Mile to Both Leytonstone & Leyton Underground Stations (Central Line)
- Ground Floor Flat
- EPC Rating: C (74)

## Description

Strettons Residential is delighted to present this charming two-bedroom ground floor flat located on Scotts Road in Leyton, London, E10.

Upon entering, you will find a spacious reception room that provides an excellent area for relaxation and entertaining. The fitted kitchen is practical and functional, catering to all your culinary needs. The flat features two well-sized bedrooms, ensuring ample space for rest and privacy. With gas central heating and double-glazed windows throughout, you can enjoy a warm and energy-efficient environment all year round.

One of the standout features of this property is the delightful rear garden, perfect for outdoor activities, gardening, or simply unwinding in the fresh air.

Situated in a fantastic location, this flat is within walking distance of both Leytonstone and Leyton, offering easy access to a variety of local amenities, shops, and transport links. This makes commuting to central London and beyond both convenient and straightforward.

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### Tenancy Fees

#### New Assured Shorthold

Tenancies Signed on or after 1st June 2019

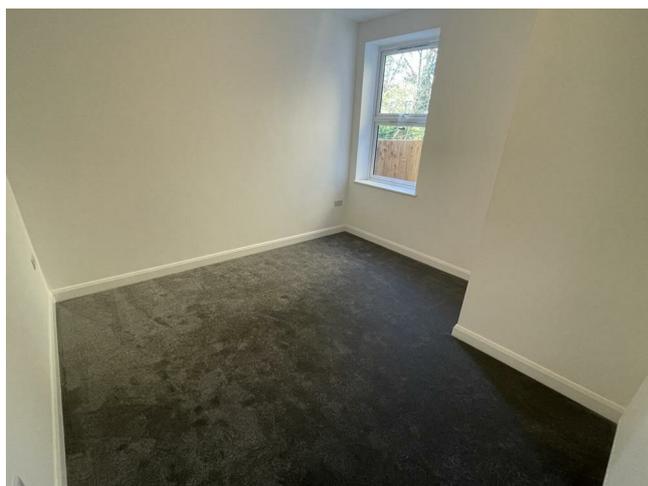
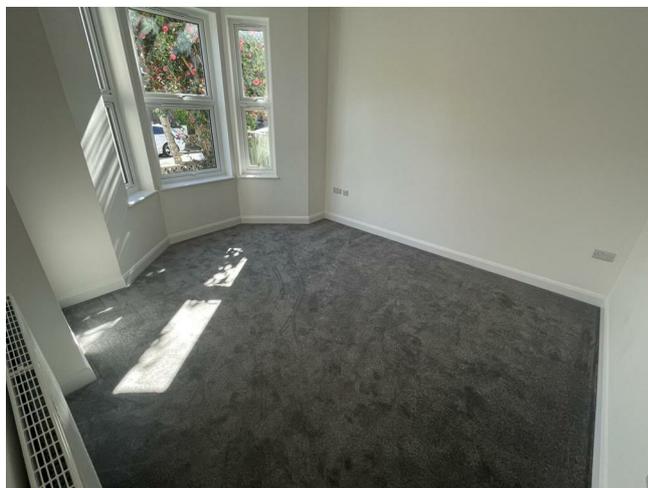
Holding deposit - 1 week's rent

Security deposit - 5 week's rent (rent of £50,000 or over per annum - 6 week's rent)

Unpaid rent - 3% above Bank of England base rate from Rent Due Date after 14 days in arrears.

Lost keys - Cost of replacement key or other security device/lock replacement/locksmith.

## Directions





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	

Council Tax Band C    EPC Rating



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