



## Directions

## Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

## EPC Rating

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B			
(69-80) C		71	
(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	



## Ground Floor

Approx. 19.5 sq. metres (209.5 sq. feet)



## First Floor

Approx. 18.0 sq. metres (193.9 sq. feet)



Total area: approx. 37.5 sq. metres (403.3 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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## Laing Close



15 Laing Close, Hainault, Greater London, IG6 2UF

£1,400 (From) Per Calendar Month

- One bedroom
- Modern maisonette
- New bathroom
- Modern appliance fitted kitchen
- Close to shops
- Close to Central Line station
- Garden
- Double glazed windows
- Good location
- Suitable for single or couples only

## 15 Laing Close, Hainault IG6 2UF

This modern one bedroom maisonette benefits from large private garden and close to Hainault Central Line station and local shops. The property also benefits from a modern appliance fitted kitchen, new fitted bathroom with shower and double glazing.

Situated within a quiet residential turning in Hainault, this well-presented one-bedroom split-level apartment offers spacious accommodation, modern finishes and the rare benefit of a large private garden, together with allocated off-street parking.

The property has been recently improved throughout, featuring a brand-new bathroom, new flooring and fresh decoration, creating a bright and contemporary home ready for immediate occupation. The split-level layout adds character and a sense of space, with the accommodation comprising a comfortable living area, fitted kitchen, and a generous double bedroom positioned for privacy on the upper level. The newly installed bathroom is finished in a clean, modern style with quality fittings.

A particular highlight of the home is the large private garden (virtual grass insertion on photo), providing excellent outdoor space for relaxing, entertaining or enjoying warmer months — a feature seldom found with apartments of this type.

Laing Close is conveniently located for local shops, bus routes and open green spaces, while Hainault Underground Station is within easy reach, offering direct Central Line access into Stratford and Central London. This property would make an ideal home for a professional tenant or couple seeking a well-finished property with outdoor space and parking in a peaceful yet accessible location.

Early viewing is highly recommended.



Council Tax Band: C

