



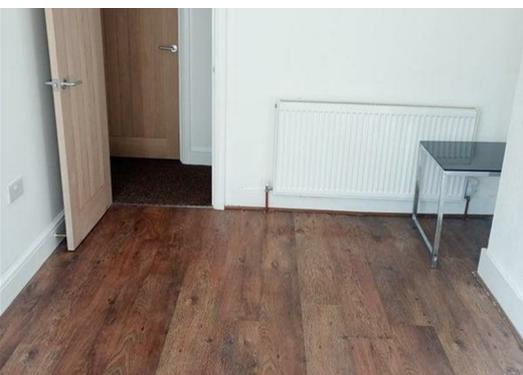
Claude road, London, E10 6NG

£1,950

Primeview Estates is delighted to present this charming three-bedroom flat located in the vibrant heart of Leyton. This property boasts a spacious reception room, perfect for both relaxation and entertaining. The flat features double glazing, ensuring a warm and quiet environment, while the gas hob in the kitchen adds a touch of modern convenience for culinary enthusiasts.

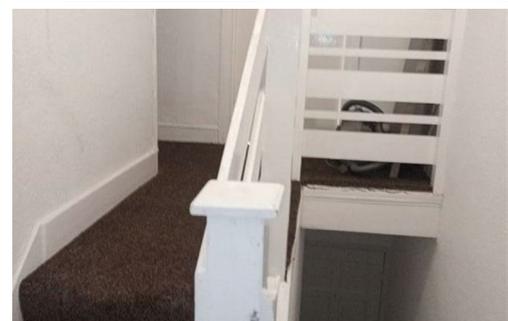
Situated just a stone's throw from Francis Road, residents will enjoy easy access to a delightful array of local businesses, including florists and a variety of restaurants, making it an ideal spot for those who appreciate community life. Additionally, the nearby High Road Leyton offers an extensive selection of dining options and supermarkets, catering to all your shopping needs.

This flat presents an excellent opportunity for families or professionals seeking a comfortable home in a lively area. With its prime location and essential amenities close at hand, this property is sure to attract interest. Contact us today on 0208 923 8884 and book in your viewing today.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	



THE PROPERTY MISDESCRIPTIONS ACT 1991: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

All measurements are approximate

MISREPRESENTATION ACT 1967: The property details have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, in negligence or otherwise, arising