



## High Road Leyton, London, E15 2DE £1,900 Per Month

Primeview Estates are proud to present you this two-bedroom first-floor flat presents an excellent opportunity for those seeking a comfortable and convenient living space. The property features a welcoming reception room, perfect for relaxation or entertaining guests.

The flat comprises two well-proportioned bedrooms, providing ample space for rest and personalization. A modern bathroom completes the accommodation, ensuring all essential amenities are readily available.


One of the standout features of this property is its prime location. Just a short stroll from Leyton tube station, residents will enjoy swift access to the Central Line, with Stratford only one stop away. This makes commuting to central London both easy and efficient.

In addition to excellent transport links, the area boasts a vibrant community with a plethora of amenities right on your doorstep. From supermarkets to a variety of restaurants, everything you need is within easy reach, making this flat an ideal choice for those who appreciate both convenience and a lively atmosphere.

This property is perfect for individuals or small families looking to embrace the dynamic lifestyle that Leyton has to offer. With its combination of comfort, accessibility, and local amenities, this flat is not to be missed.




## 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	

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## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</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 environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	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