



High Road Leyton, London, E15 2DE £1,500 Per Month

Primeview Estates are proud to present this spacious one-bedroom attic flat presents an excellent opportunity for those seeking a comfortable urban lifestyle. Just a mere four-minute stroll from Leyton tube station, this property offers exceptional transport links, making it ideal for commuters and city dwellers alike.

The flat boasts a generous reception room, and an en suite bathroom, providing ample space for relaxation and entertaining. The mixed-use nature of the property allows for a blend of residential comfort and potential business opportunities, catering to a variety of lifestyles.

Surrounded by a plethora of amenities, residents will find themselves within easy reach of an array of shops, restaurants, bars, and cafes, ensuring that everything you need is right at your doorstep. The neighbourhood is known for its friendly atmosphere, making it a delightful place to call home.

This property is perfect for couples or a single person or anyone looking to enjoy the dynamic lifestyle that Leyton has to offer. This attic flat is a rare find in a sought-after area. Don't miss the chance to make this charming property your own.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	66 D
39-54	E		
21-38	F		
1-20	G		

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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