



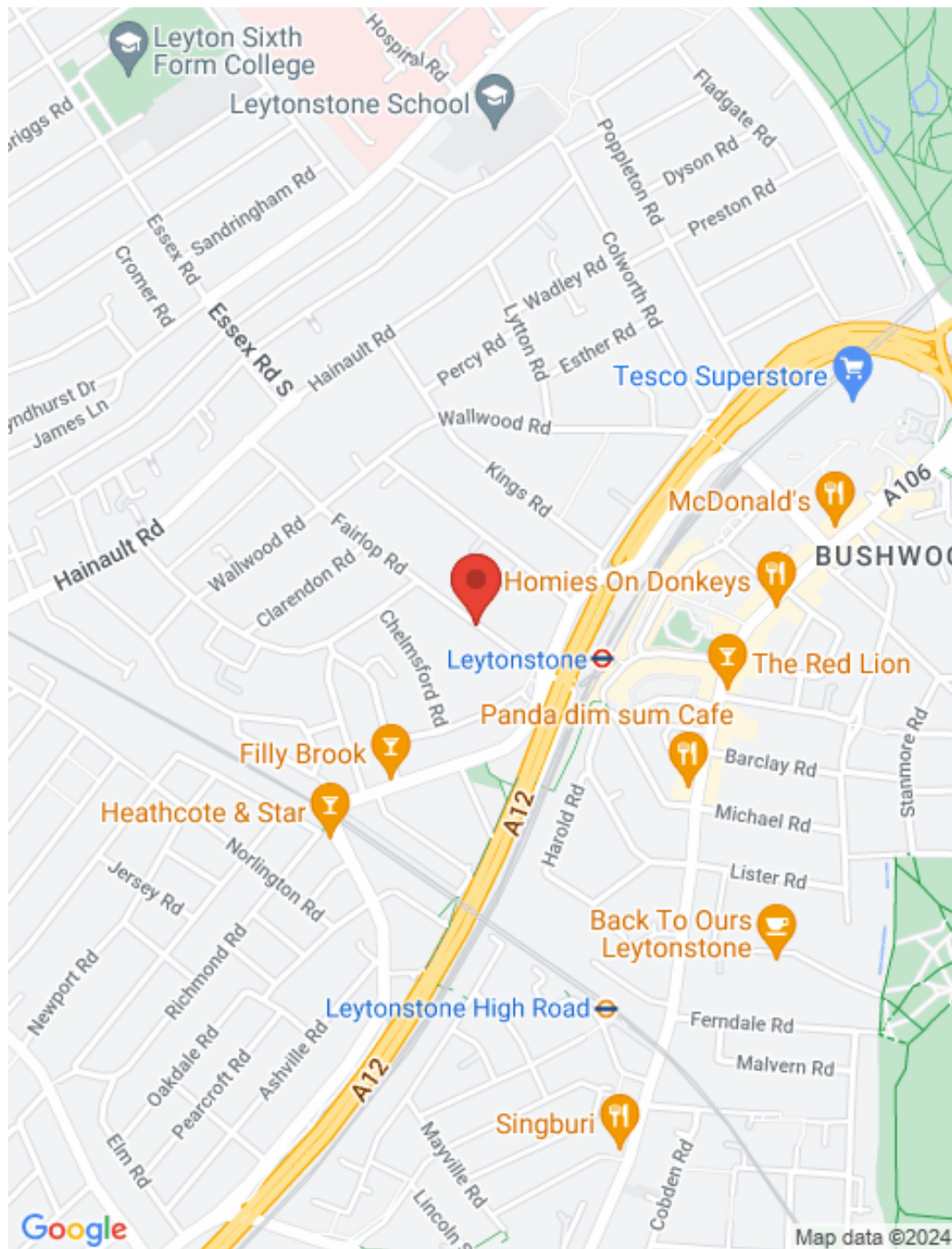
Fairlop Road, Leytonstone, London, E11

Guide Price £390,000 - £410,000











## Key features

Spacious ground floor flat featuring 3 double bedrooms, a lounge and a rear garden. Close to Leytonstone tube and Leyton Midland Road rail stations, it offers great transport links to the city for work and social activities . Call now to arrange a viewing.

- Ground Floor Flat
- 3 Double Bedrooms
- Spacious Lounge
- Rear Garden
- Leytonstone Tube Station
- Leyton Midland Road Rail Station

| Energy Efficiency Rating                    |   |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |   |           |
|---|---|-----------|---|---|-----------|
|   | Current   | Potential |   | Current   | Potential |
| Very energy efficient - lower running costs |   |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |   |           |
| (92 plus) A                                 |   |           | (92 plus) A   |   |           |
| (81-91) B                                   |   |           | (81-91) B   |   |           |
| (69-80) C                                   |   | 76        | (69-80) C   |   | 73        |
| (55-68) D                                   | 68  |           | (55-68) D   | 63  |           |
| (39-54) E                                   |   |           | (39-54) E   |   |           |
| (21-38) F                                   |   |           | (21-38) F   |   |           |
| (1-20) G                                    |   |           | (1-20) G  |   |           |
| Not energy efficient - higher running costs |   |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |   |           |
| England & Wales                             | EU Directive 2002/91/EC  |           | England & Wales   | EU Directive 2002/91/EC  |           |

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