



**1 Bed
Apartment
located in**



50 Westdown Road London E15 2DA



£1,350 Per Month

Sincere Lettings are pleased to offer this well-presented 1-bedroom ground floor flat on Westdown Road in Leyton. This comfortable home features a separate living room, separate kitchen/diner, a double bedroom, modern bathroom, and its own private garden — perfect for relaxing outdoors.

- 1 bedroom
- Ground floor flat
- Separate living room & separate kitchen
- Private garden
- Council Tax Band: B (approx £1,449pa)
- EPC Rating: C

Location & Transport:

The property is incredibly well located for transport. It is approximately 0.2 miles (around 3-4 minute walk) to Leyton Station (Central Line), providing fast links into Central London. Local shops, cafés, and amenities on Leyton High Road are also within a short walk.

This flat offers a bright, convenient home in one of East London's





50 Westdown Road, London, E15 2DA

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

DIRECTIONS

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