



## 1 50 PRESTON ROAD LONDON, E11 1NN

£1,900 PCM

A very well presented, newly converted two double bedroom ground floor apartment available moments from Leytonstone Station.

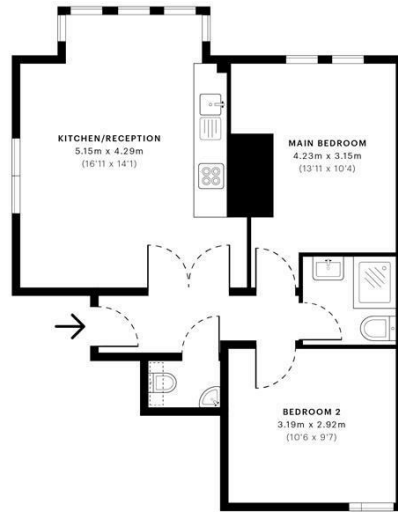
The apartment features a generous reception room with double doors, two double bedrooms, brand new bathroom and additional W/C.

Further benefits include wood flooring throughout and high ceilings.

**Hemmingfords**

Preston Road, E11  
CAPTURE DATE: 06/09/2021 LASER SCAN POINTS: 1,394,218

GROSS INTERNAL AREA  
50.00 sqm / 538.20 sqft



Ground Floor

**GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
50.00 sqm / 538.20 sqft

**NET INTERNAL AREA (NIA)**  
Excludes walls and external features  
Includes swimming pools, covered terraces  
46.63 sqm / 501.92 sqft

**EXTERNAL STRUCTURAL FEATURES**  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 sqft

**RESTRICTED HEAD HEIGHT**  
Limited use area under 1.8m  
0.24 sqm / 2.58 sqft

Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Pits and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual open lengths and widths are the maximum points of measurements captured in the scan.

spec  
Verified

RICS  
Certified Property Measurement

spec residential: 50.85 sqm / 547.04 sqft  
spec residential: 47.58 sqm / 511.39 sqft

spec id: 613343461c4f600b684256



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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