



## COLWORTH ROAD, LEYTONSTONE, E11

### 3 BED APARTMENT

£2,500 PCM

A beautifully presented, newly refurbished, three double bedroom, garden apartment, situated a 5 minute walk to Leytonstone station. The property comprises of an open plan kitchen/ reception room ,three double bedrooms with fitted wardrobes, two tiled bathrooms and a private garden.

Located on close to Leytonstone High Road, just a short walk from Leytonstone Underground Station on the Central Line, this property provides convenient access for commuting in and out of town. The area is surrounded by charming cafes, highly-rated restaurants, friendly pubs, and picturesque parks. Nearby, you`ll find delightful establishments such as The Wild Goose Bakery, The Red Lion, San Marino, and The Birds. Leytonstone also offers a diverse range of shops and businesses, including bookstores, yoga studios, florists, and gift shops, ensuring that all your needs are within easy reach.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	74
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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