



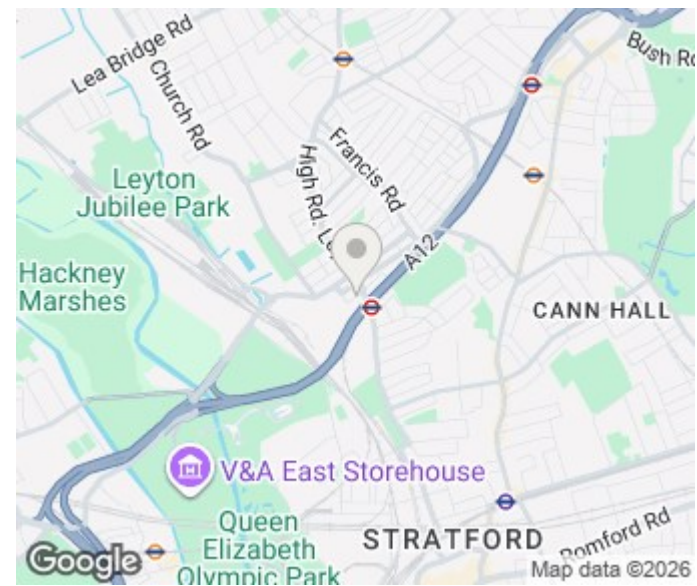
## MAUD ROAD, LEYTON

### 1 BED APARTMENT

£1,650 PER MONTH

A Hemmingfords Collection: Tucked away on charming Maud Road in Leyton, this stylish 1-bedroom home offers 549 sq ft of comfortable living. Featuring a bright reception room, modern bathroom, and a well-proportioned bedroom, it's perfect for relaxing or entertaining. Ideally located near local shops, cafes, parks, and excellent transport links into central London, this is a fantastic opportunity for first-time buyers or anyone seeking a cosy home in a vibrant area.

**Hemmingfords**



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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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**Hemmingfords**