



**SPENCER JAMES**  
RESIDENTIAL

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**\*\* First Floor One Bedroom Apartment \*\***

**\*\* Street Parking \*\***

**\*\* Private Rear Garden \*\***

**\*\* Double Glazed \*\***

**\*\* Gas Central Heating \*\***

**\*\* Available April \*\***

**\*\* EPC Rating D \*\***

**\*\* Council Tax Band B \*\***



**Fernhill Street, London, E16**

**Monthly Rent Of £1,350**



Available to move into end of April is this spacious first floor one bedroom apartment with private rear garden. The property is located close to transport links and local shops. The property is offered unfurnished.

**Entrance Hall**

Carpet to 1st floor landing

**First Floor Landing**

Carpet flooring, radiator, doors to all rooms.

**Living Room**

Double glazed window to front, carpet flooring, wall mounted radiator.

**Kitchen**

Wall and base level units, sink with taps over, double glazed window to side, kitchen appliances including washing machine, dryer, gas cooker with extractor fan over, fridge freezer.

**Bedroom**

Carpet flooring, double glazed window to rear, wall mounted radiator, wardrobes.

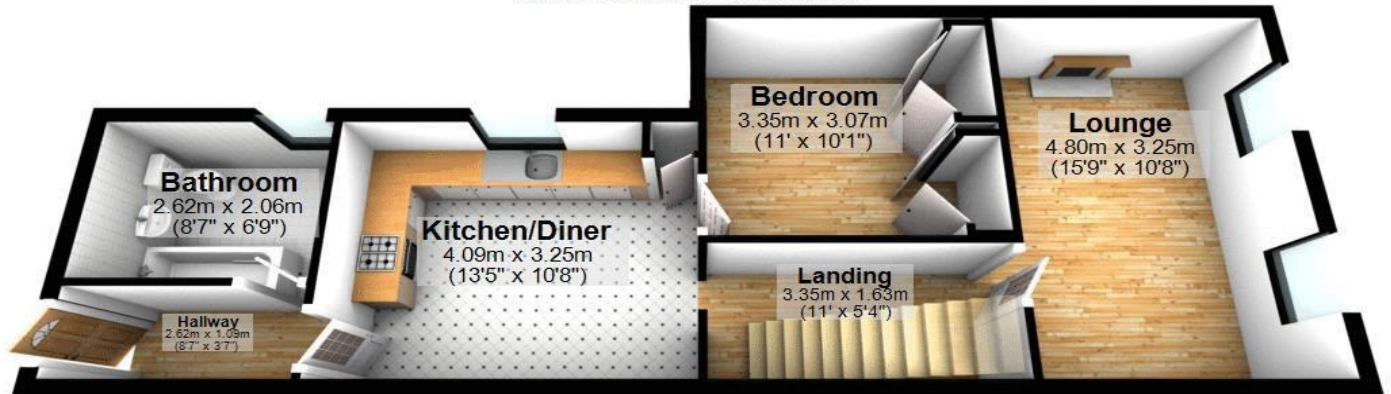
**Garden**

Patio area to rear access via back door with stairs leading down to garden.

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### First Floor

Approx. 54.6 sq. metres (587.8 sq. feet)



Total area: approx. 54.6 sq. metres (587.8 sq. feet)



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