



Seton Court 57 Fairlop Road London, E11 1BQ

Edward Chase is delighted to present to the private residential market this amazing 2 bedroom flat located in Leytonstone. Situation a short walk to Leytonstone Station (Central Line) this flat is an ideal selection for professional sharers or families searching for size, convenience, and comfort. This property has several key features such as: - Double glazed windows - Gas central heating - Combination boiler - Two spacious bedrooms - Separate kitchen - Tiled bathroom - White goods included - Storage - Property rented furnished or unfurnished - Off street bike stand - Parking available - Excellent location near Leytonstone Station To view this property please contact Edward Chase today. Lettings Edward Chase estate agents offer a bespoke, professional, ARLA accredited Lettings & Management service. Edward Chase has client money protection (CMP) in place through the PropertyMark, scheme reference C0129032. If you would like a free

- Amazing Bright & Airy Two Bedroom Flat
- Two Spacious Bedrooms and Large Reception Room Makes This An Excellent Choice For Families or Sharers
- EPC Rating D, Council Tax Band B, London Borough Of Waltham Forest
- Property Has Separate Kitchen With White Goods Included
- Property Is Located 5minutes Walk To Leytonstone Station (Central Line) Quick Access Into Central London
- Property Can Be Rented Furnished Or Unfurnished

Monthly Rental Of £1,249

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considering a buy to let purchase, please feel free to contact Sukhbir Basra, Branch Manager to arrange an appointment. Edward Chase estate agents specialize in Ilford, Redbridge, Seven Kings, Goodmayes, Chadwell Heath, Newbury Park, Barkingside, Chadwell Heath, Barking, Canary Wharf, Romford, Dagenham, Newham, Royal Wharf and the surrounding East London vicinity.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	70 C
39-54	E		
21-38	F		
1-20	G		

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.