



## Trelawn Road London, E10 5QD

Edward Chase estate agents are delighted to present to the residential lettings market this amazing 4-bedroom, 1 reception newly refurbished property in one of Leyton's most sought after locations. This property has recently undergone a complete refurbishment throughout and is only a 2-3minute walk to Leyton Station. This property would be an ideal choice for professional families or sharers searching for size, style, and convenience. This property has several key features such as: - Gas central heating combination boiler - 2minute walk to Leyton Station - Easy access into Central London - Ample local amenities - Street permit parking - 5 large double rooms - Tiled master bathroom - Ground floor w/c - Basement storage - Spacious kitchen with white goods including dishwasher - Rear garden storage - Double glazed windows throughout Guide Price: £2300-£2350 PCM To view this property please contact the Edward Chase lettings team today. Lettings

- Newly Refurbished Victorian House Located On The Doorstep Of Leyton Station, E10
- You Have The Delighted Of Gas Central Heating Combination Boiler, Double Glazed Windows & A Landscaped Garden
- The Master Bathroom Is Fully Tiled With An Additional Tiled W/C On The Ground Floor
- This Property Is in Immaculate Condition And Perfect For Professional Sharers Or Families
- This Property Has Three Master Double Rooms To The First Floor & Two Ground Floor Double Receptions
- The Kitchen/Diner is Spacious with Ample Storage, White Goods Including Dishwasher

**Monthly Rental Of £1,949**

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 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 property appraisal to gauge the rental potential of your property or you are 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             |         | 81   B    |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             | 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.