



Edinburgh Court, London, E13 0BH £950 PCM

A ground floor flat with own garden. Open-plan fitted kitchen/lounge. Double bedroom. Modern bathroom. Off street parking. Furnished. Laminate flooring and carpets. Close to Plaistow station.
AVAILABLE NOW



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	71	79
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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AGENTS NOTE: "We routinely refer buyers and sellers to solicitors and conveyancers. It is your decision whether you choose to deal with them. Should you decide to use them you should know that we would receive a referral fee of between £120 and £200 including VAT from them for recommending you to them."

The mention of any appliances and/or services within these Sales Particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our Sales Particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.

ENTRANCE

Via double glazed door to hallway.

Hallway

Carpet. Access to kitchen/diner, bedroom and bathroom.

Lounge

Open-plan to kitchen. Carpet part lino.



Kitchen: Double glazed window and door to rear. Range of wall and base units. Single sink drainer and mixer taps. Electric hob and oven. Tiled splash backs. Electric heating. Plumbing for washing machine. Fridge/freezer.

Bedroom

Double glazed window to front. Carpet. Electric heater.

Bathroom

Double glazed window to side. Pedestal wash hand basin with mixer taps. Panelled bath. Low flush wc. Tiled walls. Lino flooring.



EXTERIOR

Off street parking to the front.

Garden - Laid to lawn. Access to flat via side.

