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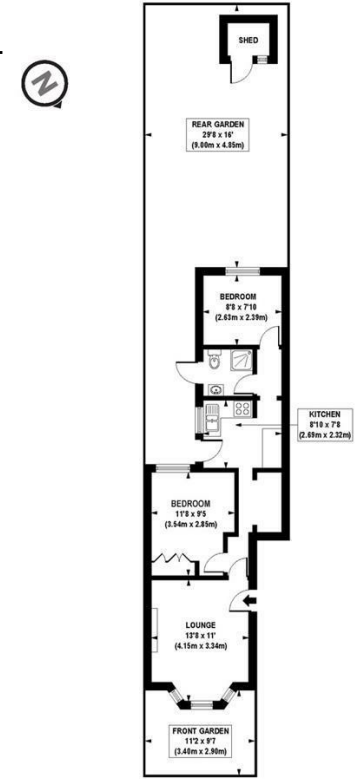
Grove Road, Bushwood Area, E11
£425,000

 2  1  1  D

Superbly situated within the highly sought-after Bushwood area, E11. This beautifully presented two-bedroom ground-floor flat, with its own well maintained back garden, is conveniently located just a short stroll away from High Road Leytonstone, with its wide array of restaurants, pubs and shops. The vast open green spaces of Wanstead Flats are also located close-by, along with Leytonstone Tube station, providing great access into the City & West End.



- Beautifully presented two-bedroom ground-floor flat
- Leasehold - Share Of Freehold
- Situated within the highly sought-after Bushwood Area, E11
- Bright bay-fronted living / dining area
- Fitted kitchen incl. integrated oven and hob
- Own well maintained garden
- Walking distance to High Road and Leytonstone Central Line tube station
- Great access to the vast open fields of Wantsead Flats
- EPC Rating D



APPROX. GROSS INTERNAL FLOOR AREA 491 sq. ft / 45.58 sq. m

Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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