



**Tallack Road, London, E10 7JR**

**£3,200 Per Month**



**\*\* SPACIOUS FIVE-BEDROOM FAMILY HOME IN LEYTON - SELECTIVE LICENCE \*\***

OC Homes are delighted to offer this spacious five-bedroom family home, ideally situated on Tallack Road, Leyton.

The property offers approximately 1,335 sq ft of accommodation arranged over three floors, comprising; ground floor - entrance hall, reception room, dining room with open plan fitted kitchen and low maintenance rear garden, first floor - three bedrooms and three piece bathroom, with a further two double bedrooms and shower room on the second floor.

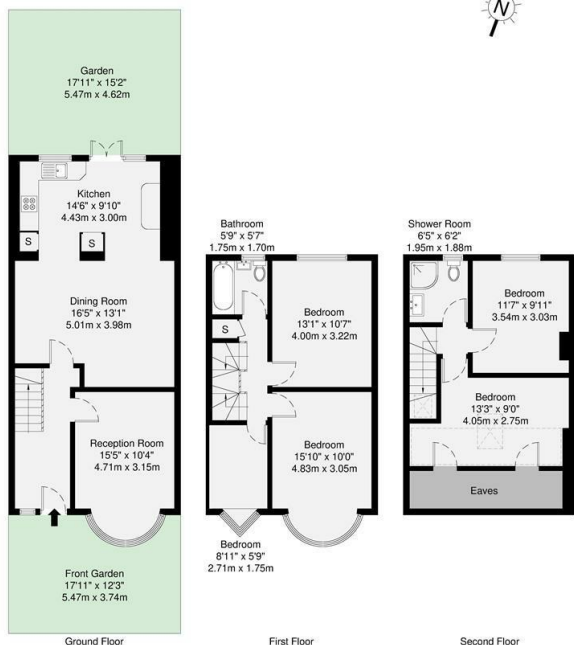
Ideally located off Church Road in Leyton, with excellent access to local amenities, schools, transport links and the wider East London area, this property is an ideal family home and sure to attract a lot of interest. To arrange a viewing please call the OC Homes Lettings team now.

**AVAILABLE NOW**

### Viewing

Please contact our OC Homes Leyton Office on 02085561212 if you wish to arrange a viewing appointment for this property or require further information.





**GROSS INTERNAL AREA (GIA)**  
The interior of this property  
124.1 sq m / 1335 sq ft

**TOTAL STORAGE SPACE**  
Storage and wardrobe built into  
1.4 sq m / 15 sq ft

**EXTERNAL FEATURES**  
Garden, Balcony, Terrace, Transoms etc.  
45.7 sq m / 491 sq ft

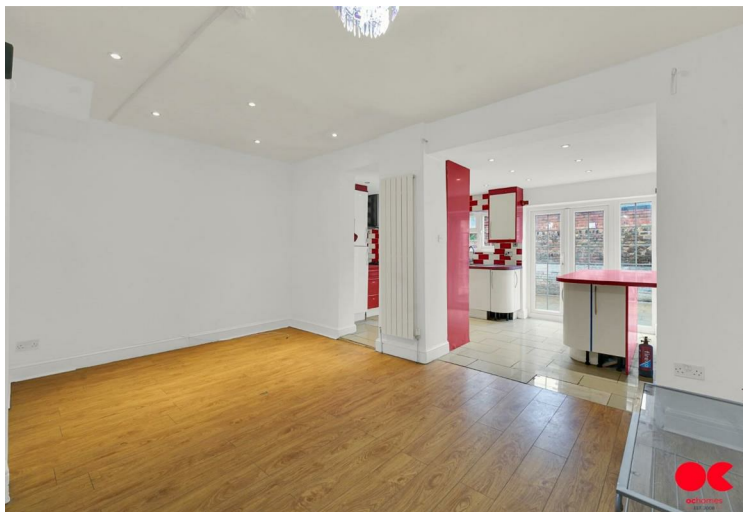
**RESTRICTED HEAD HEIGHT**  
Limited area under 1.9m  
12.9 sq m / 0.0 sq ft

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison VUE



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