

**Leabank View, Grovelands Road, South Tottenham  
 1 Bedroom Flat**

**Price: £387 pw**



- ✓ One Bedroom Flat
- ✓ Conservatory
- ✓ Wood Floors Throughout

- ✓ Private Terrace
- ✓ Open Plan Kitchen/Reception Room
- ✓ Canal Views

## Leabank View, Grovelands Road, South Tottenham

A modern one bedroom flat with private terrace canal views located in Leabank View.

Located on the ground floor of a secure development this property features a large open plan kitchen/reception room, modern fitted kitchen, heated conservatory, private terrace overlooking the River Lee.

Double bedroom with fitted wardrobes and a modern bathroom with shower cubical, boasting lots of storage throughout.



Particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. Services, fittings and equipment referred to within the sales particulars have not been tested and no warranties can be given and prospective buyers must make their own enquiries regarding such matters.

Measurements are approximate and are for a guide only (room measurements are taken and to be to the nearest 3"), we would therefore advise prospective purchasers to check any measurements that are of particular importance to them. Some statements are inevitably 'subjective' and are therefore the view of the author at the time the information was prepared. If any items are important to you, please check with the office first, especially if you are travelling some distance to view.

## Energy Performance Rating

## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C		
55-68	D	68   D	
39-54	E		
21-38	F		
1-20	G		