



# To Let

Evesham Road | Stratford | E15

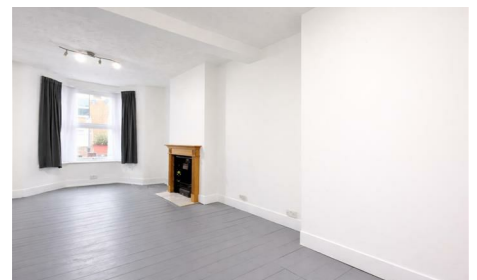
House - End Terrace

£2,600 Per Month | Unfurnished

1 Reception | 3 Bedroom | 1 Bathroom

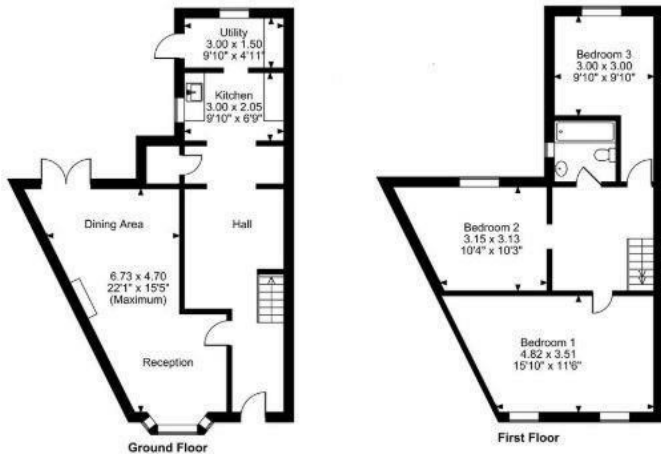
- Three Double Bedrooms
- Kitchen with adjoining utility room
- Expansive through - lounge
- Private Gated Garage
- Private Rear Garden
- Prime Stratford Location
- Easy Access to the Central, Jubilee, DLR, Overground and Elizabeth Line
- Newham | Band C
- EPC | D

FREEDOM TO MOVE





Evesham Road  
Approximate Gross Internal Area  
Main House = 1257 Sq Ft/117 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
The position & size of doors, windows, appliances and other features are approximate only.  
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Hawks are welcoming this property for rent on Evesham Road in the heart of Stratford, this impressive three DOUBLE bedroom semi-detached house offers generous living space and excellent connectivity in one of East London's most sought-after locations.

The ground floor features a bright front reception room with doors opening directly onto the private rear garden, as well as a well-appointed separate kitchen with separate utility room. The property comes with a basement as well as loft space providing valuable additional storage room.

Upstairs comprises three well proportioned double bedrooms and a family bathroom, offering comfortable accommodation and flexible living space.

The property also benefits from a private rear garden, which is fully paved for low maintenance, providing an ideal outdoor space for entertaining or relaxing. Additionally, the property includes a secure, gated garage at the rear, offering excellent storage or parking convenience.

Ideally positioned close to Stratford Station and the Elizabeth Line, residents enjoy superb transport links alongside easy access to Westfield Stratford City, highly regarded local schools, and the open spaces of the Olympic Park.

N.B. White goods will be provided prior to a tenancy commencing.

Call NOW to arrange a viewing.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>80</b>
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Accuracy: References to the Tenure of a Property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Items shown in photographs including, but not limited to, carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. Sonic / laser tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. All measurements: All measurements are approximate. Services not tested: The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. Mortgage & financial advice: The Hawks mortgage service is provided by London & Country Mortgages the UK's largest independent fee-free mortgage broker, of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision.



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