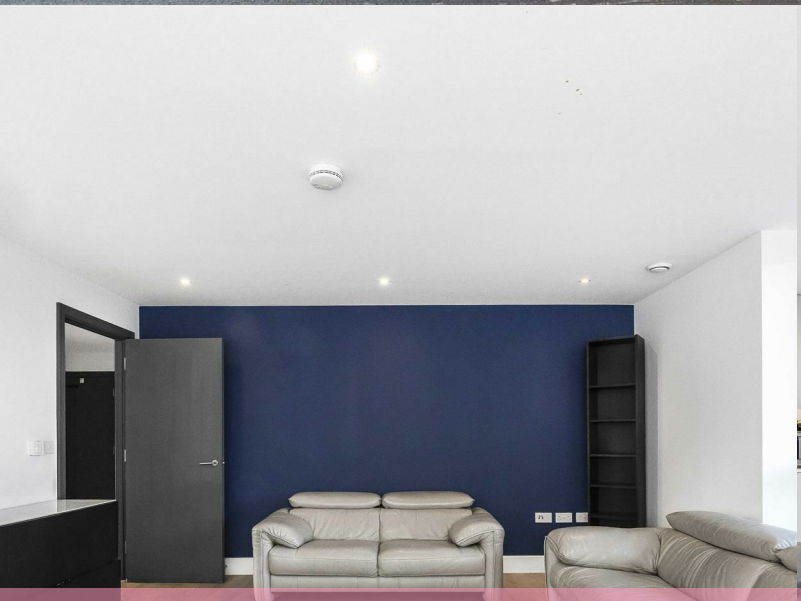
Settle







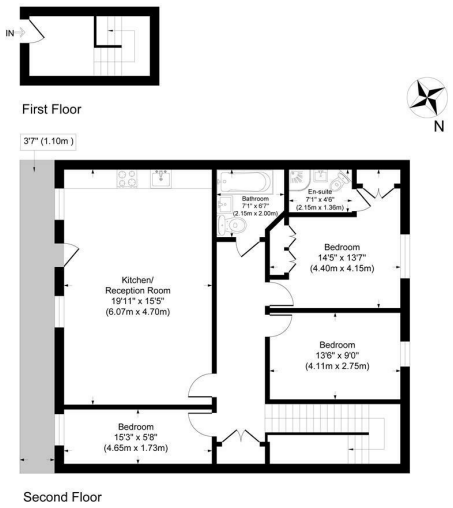
Ruckholt Road

, London, E10 5FA

£2,400 Per month

2 2 1 B

Floor Plan



Settle

Rookery Court
Ruckholt Road

Approximate Gross Internal Area
First Floor = 7.2 sq m / 78 sq ft
Second Floor = 99.9 sq m / 1076 sq ft
Total = 107.1 sq m / 1154 sq ft

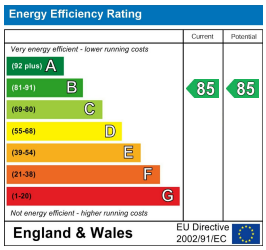
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

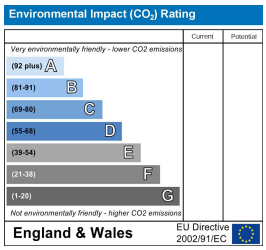
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Area Map



Energy Efficiency Graph





Viewing

Please contact our Settle Office
on 0208 124 2522 if you wish to arrange a viewing appointment for this property or require further information.

- Two Bedroom Flat with Additional Study Room
- Modern Development with Concierge, Communal Gardens and Lift Access
- Open Plan Kitchen And Living Area with Access to Private Balcony
- Two Contemporary Bathrooms
- Spacious Bedrooms with Built-In Storage
- Expertly Converted Study Room
- 0.3 Miles to Leyton Underground Station
- EPC Rating B
- Council Tax Band C
- 107.1 Sq M - 1154 Sq Ft





Tucked away on the second floor of a modern, concierge-serviced building in the heart of vibrant Leyton, this 2.5-bedroom, 2-bathroom apartment strikes the perfect balance between stylish city living and neighborhood charm. The “half” bedroom? It’s already been converted into a chic home office, ideal for Zoom calls, deep work, or hiding from laundry.

Designed with contemporary living in mind, the property features an impressive open-plan kitchen and living area that provides ample space for dining and entertaining, with direct access to a private balcony. The sunlight that pours through the floor-to-ceiling windows, shows off the hardwood floors which further benefit from underfloor heating providing a gentle comfort in those cold winter days.

The main bedroom benefits from a stylish en-suite shower room, while a well-appointed family bathroom is conveniently located off the hallway. Both bedrooms include bespoke built-in storage, offering a sleek and practical solution for everyday living. Finished to a high standard throughout and offered part-furnished, this exceptional flat combines comfort, functionality, and modern style in an enviable location.

What else? With convenient and safe bike storage, a peaceful communal garden with a gentle water fountain, a co-working space that makes working from home not feel like being stuck at home, and even a lovely café right downstairs—you’ve got everything you need without ever stepping too far.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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