



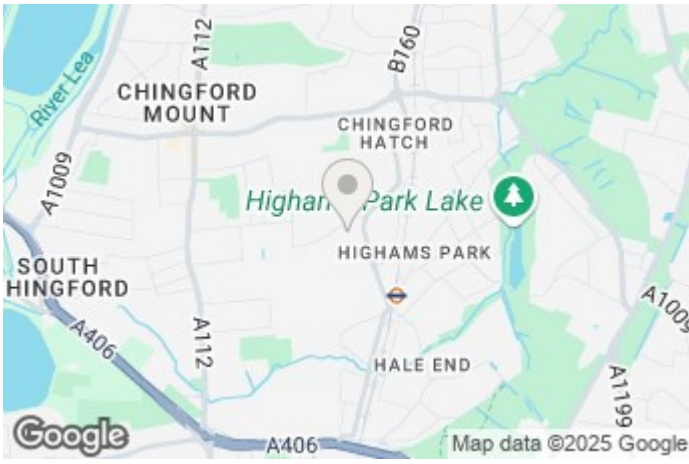
122 Rolls Court Inks Green, London, E4 9EJ

- AVAILABLE NOW!
- WALKING DISTANCE TO TRAIN STATION
- COMMUNAL GARDENS
- TWO GOOD SIZE BEDROOMS

AVAILABLE NOW! Lanes are pleased to offer this charming first-floor flat located in the desirable area of Inks Green. This property is part of a popular development and boasts a secure entry phone system.

The location is particularly advantageous, being just a stone's throw from Highams Park British Rail station, which offers excellent transport links. Additionally, a bus stop is conveniently located nearby, providing easy access to various routes. Local amenities, including Tesco, restaurants, shops, and bars, are all within walking distance, making this flat an ideal choice for those who value convenience and community.

£1,550



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

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

