



## CLEVELAND PARK AVENUE, WALTHAMSTOW

£3,495 Per Calendar Month  
 4 Bed House

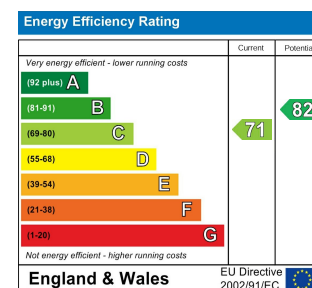
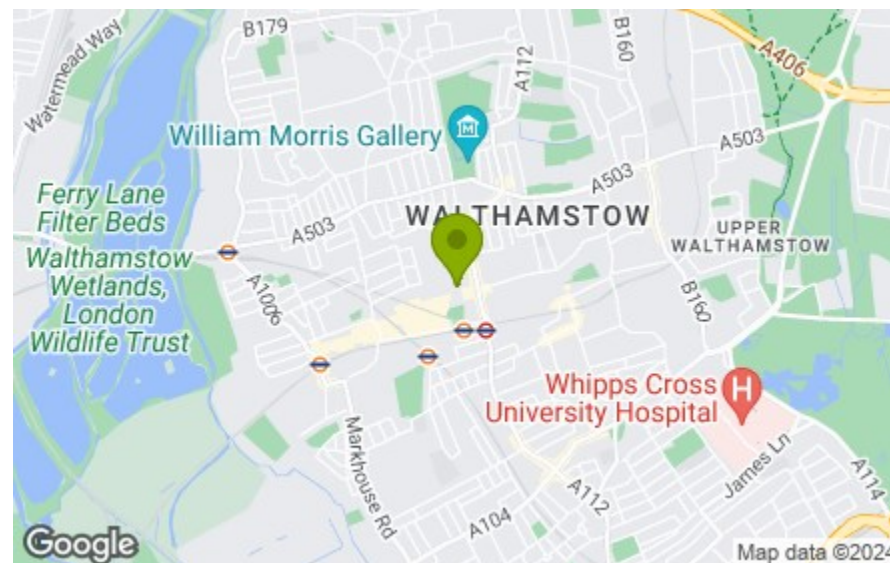


### Features:

- Beautifully Presented Period Property
- Four Bedrooms
- Recently Renovated
- Central Location
- On Street Permit Parking
- Available June
- EPC Rating C
- Council Tax Band D
- Holding Deposit Equivalent To 1 Week's Rent Capped at £400

An impressively elegant and flawlessly appointed four bedroom family terrace, artfully arranged over three floors with the perfect blend of contemporary and vintage features. You have three bathrooms, south facing rear garden and bright kitchen/diner, and it's all located just moments from Walthamstow Central.

Despite being sat on a peaceful, residential turning you're mere moments from the very best that our wonderful borough has to offer, from Walthamstow Central station to the High Street, Empire Cinema entertainment complex and idyllic environs of The Village.



**E11, E7, E12 & E15**  
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**E4 & N17**  
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 0203 369 6444

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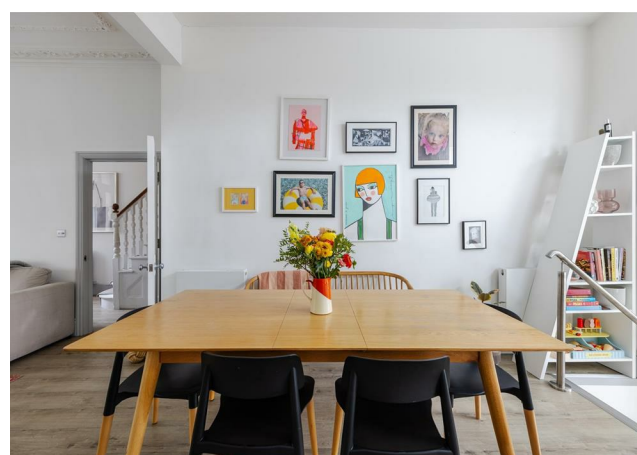
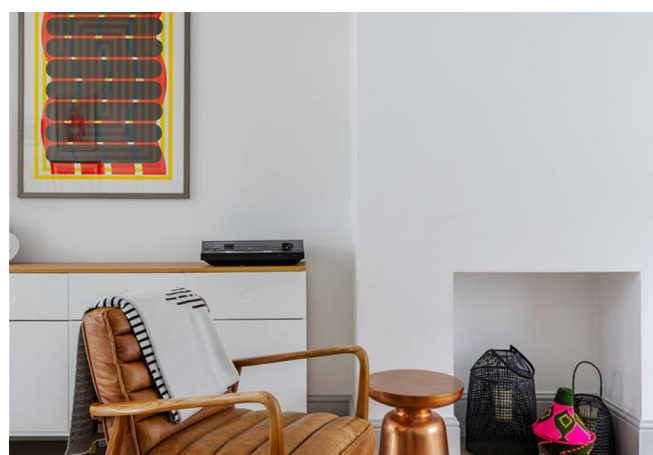
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#### IF YOU LIVED HERE...

You'll be stretching out in almost 1700 square feet, impeccably finished and laid out over three floors. You are greeted with a bright throughlounge, with wood effect flooring, ornate original cornicing overhead and large bay window, ushering in lashings of natural light. Following on your capacious Kitchen/dining room which is finished in similar style and has direct access to your low maintenance rear garden.

Your kitchen boasts a suite of fitted modern cabinets providing a wealth of storage space, stone effect countertops and quality built in appliances. Upstairs you have two substantial double bedrooms and either a home study or nursery room. Your bathroom's another contemporary affair with pristine white tiles and chrome fittings. Finally, the expertly realised loft conversion offers you a further bedroom and an en suite finished to the same standard.

Outside and you've got our borough's finest attractions just moments away in every direction. The open green spaces and landscaped gardens of Lloyd Park

- home to cafes, courts, babbling brooks and all manner of sports clubs and classes - are less than a half mile on foot. Just as handy is Walthamstow Village, its peaceful streets offering some of the finest independent bars, restaurants and gastropubs for miles around. Whatever your taste, mood or occasion you're bound to find a favourite.

#### WHAT ELSE?

- You have an impressive twenty nine schools rated 'Good' or better by Ofsted in a one mile radius alone. The 'Outstanding' Greenleaf primary is less than ten minutes on foot.
- Walthamstow Central station is less than a quarter mile on foot. From here you can get directly to Oxford Circus and Liverpool Street in twenty minutes, via the Victoria line and overground respectively.
- Be sure to check out Europe's longest street market, occupying nearby Walthamstow High Street Tuesday to Friday, and Saturdays too. Great for fresh produce!



#### A WORD FROM THE EXPERT...

"I have worked in Walthamstow for over 7 years, and I still enjoy the buzz in the area. From the scene in Walthamstow Central which offers Collab, Gokyzu and the Empire cinema. Take a short stroll to the famous William Morris gallery which is located on the popular Lloyd Park surrounded by beautiful green scenery. Walthamstow Village has been a popular trend for me over the years with its bubbly night life and quirky pubs. My personal favourite is The Village Pub.

There are four train stations in Walthamstow. Walthamstow Central, Wood Street, Blackhorse Road and Walthamstow Queens Road. I have commuted to and from Central London from Walthamstow Train Station which takes less than 20 minutes so I can see why Walthamstow has the nickname 'awsomestow'.

JON VASSALLO  
MEDIA MANAGER

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