



Total Area: 78.1 m<sup>2</sup> ... 840 ft<sup>2</sup>  
All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



**Cazenove Road, Walthamstow**  
**£1,750 Per Month**  
**2 bed, House**



➤ **Features**

- Two Double Bedrooms
- Quiet Residential Turning
- Through Lounge
- Well Decorated
- Private Garden
- Council Tax Band C
- EPC Rating D
- Permit Parking Available
- Holding Deposit: equivalent to one week's rent capped at £400

A lovely brick fronted Victorian mid terrace in Chapel End, moments from Lloyd Park, with two bright double bedrooms. You have over 800 square foot of space plus private garden and beautifully converted loft, as well as a double reception and first floor bathroom, this is a great family home in a superb spot.

You're the shortest of strolls from leafy Lloyd Park and Aveling Park, which formed the gardens of Water House, now the William Morris Gallery. Year round you'll enjoy taking in the surroundings at your own pace, trying the outdoor gym, or watching the kids tackle the playground. Once a year you'll get free tickets to the wonderful Walthamstow Garden Party.



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➤ IF YOU LIVED HERE...

You'll step into your hallway and find your double reception to the left. A space of 260 square foot in all, it gives you plenty of room for relaxing and dining. There's a bay window to the front and an eye catching vintage fireplace. Soft neutral carpet lies underfoot. To the rear you'll find your eighty five square foot kitchen, with modern country style units, integrated gas hob and warm wood worktops. Step out from here into your garden, with low maintenance paving bookending a neat lawn, mature trees and bedding.

Back through into the hall you'll find your way upstairs, where your bathroom of eighty five square feet is first to greet you. There's a traditional white suite plus dedicated shower, large airing cupboard, and pale engineered flooring underfoot. Your first bedroom overlooks the garden, and gives you over ninety five square foot of space. A built-in wardrobe sits in an alcove. To the front is your main bedroom, with 150 square foot of space and twin sash windows, plus a wall of wood fronted wardrobes.

Just across the park you'll come to Bell Corner, named after its stately gastropub pub, and replete with places to eat, shop and drink. Follow Hoe Street up to Walthamstow Central, just over a mile from your new home, and hop on the superfast Victoria Line to Kings Cross or the Overground to Liverpool Street. Drivers will be pleased to find the North Circular is just a couple of minutes' drive.



WHAT ELSE?

- Your new local is The Dog & Duck, where you can tuck into a fresh sourdough pizza in a cosy garden beach hut.
- It's only seven minutes' walk to the Waltham Forest Feel Good Centre, whenever you need to really relax and be pampered among the world class facilities.
- Schools rated 'Outstanding' nearby include Greenleaf Primary, Woodside Primary Academy, and Walthamstow School for Girls.