

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		
(61-81)	B		
(49-60)	C		
(39-48)	D		
(29-38)	E		
(21-28)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



GARNER ROAD, WALTHAMSTOW

£2,595 Per Calendar Month
 4 Bed House



Features:

- Four Bedrooms
- Large Open Planned Reception
- Private Rear Garden
- Quiet Residential Street
- On Street Permit parking
- Available September
- Council Tax Band D
- EPC Rating D
- Holding Deposit: Equivalent to 1 Week's Rent, Capped at £400

An impressively spacious, four bedroom, three bathroom 1930's mid-terrace. Garner Road is within easy distance of Lloyd Park's open green spaces and our exciting new neighborhood of Wood Street. Inside, you have a wealth of sociable space with multiple reception rooms including a large kitchen/diner.

REQUEST A VIEWING
 0203 397 9797

E11, E7, E12 & E15
 hello11@stowbrothers.com
 0203 397 2222

E4 & N17
 hello4@stowbrothers.com
 0203 369 6444

E17 & E10
 hello17@stowbrothers.com
 0203 397 9797

E18 & IG8
 hello18@stowbrothers.com
 0203 369 1818

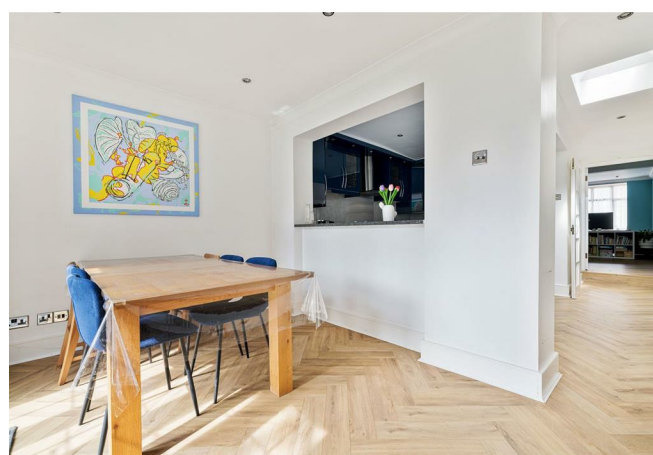
E8, E9, E5, N16, E3 & E2
 hellohackney@stowbrothers.com
 0208 520 3077

New Homes
 newhomes@stowbrothers.com
 0203 325 7227

Investment & Development
 id@stowbrothers.com
 0208 520 6220

Property Maintenance
 propertymanagement@stowbrothers.com
 0203 325 7228

STOWBROTHERS.COM
 @STOWBROTHERS



IF YOU LIVED HERE...

You'll have an enviable choice of hosting options - your first reception room is an impressive size with that classic 1930's bay window. To the rear, you have the perfect space for dining. Your adjacent kitchen has plenty of worktop space and cabinets. On to your garden - an impressively lengthy mix of patio and lawn, it's a fine bit of outdoor space for al fresco parties and family time alike.

Upstairs, you'll find an opulent bathroom, a wonderfully spacious main bedroom, sizeable double bedroom and study.

Refreshments? Your favourite new coffee shop Ruttle & Row is a short five minute stroll, while the delights of Wood Street are just a short stretch further. There's the wonderfully unique Wood Street Indoor Market, the award-winning taqueria Homies on Donkeys, excellent beer shop-cum-bar Clapton Craft and

sensational bakery Chocolatine, just to name a few of your local hangout spots.

WHAT ELSE?

- You have a large private garage, plus driveway, and drivers can be on the North Circular in less than five minutes.
- Local schools are plentiful and largely excellent. Parents will be pleased to know that in a one mile radius alone you have twenty three primary/secondaries rated 'Good' or 'Outstanding' by Ofsted.
- For your new local may we recommend The Dog & Duck? An impressive gastropub serving up craft beers and sourdough pizzas in a family friendly environment, it's just a half mile on foot.



A WORD FROM THE EXPERT...

"I have worked in Walthamstow for over seven years, and I still enjoy the buzz in the area. From the scene in Walthamstow Central which offers Collab, Gokyuzu and soon - the Soho Theatre. 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

REQUEST A VIEWING
0203 397 9797

FOLLOW US → @STOWBROTHERS
STOWBROTHERS.COM