



- Reception 1
11'0" x 12'0"
- Reception 2
11'0" x 11'6"
- Kitchen
11'0" x 10'9"
- Bedroom 1
11'0" x 11'9"
- Bedroom 2
11'0" x 10'9"
- Bedroom 3
5'6" x 6'7"
- Bathroom
5'6" x 4'9"

Total Area: 75.0 m² ... 807 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(82 plus) A	87
(61-81) B	
(49-60) C	
(39-48) D	
(29-38) E	
(13-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	



GROSVENOR RISE EAST, WALTHAMSTOW

£2,995 Per Calendar Month
 3 Bed House



Features:

- Three Bedroom House
- Located in Walthamstow Village
- Available Late August
- Tastefully Styled
- Private Rear Garden
- On Street Permit Parking
- EPC Rating D
- Council Tax Band D
- Holding Deposit: Equivalent to 1 Week's Rent, Capped at £400

Enviably located in The Village, and charmingly appointed throughout, this three bedroom end terrace features an open plan ground floor and private rear garden. A home full of innovative style in the heart of our most sought after locale.

Transport, nightlife and nature are all within easy reach here, most notably the endlessly explorable expanse of Epping Forest, just a half mile on foot.

REQUEST A VIEWING
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 hello11@stowbrothers.com
 0203 397 2222

E4 & N17
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E17 & E10
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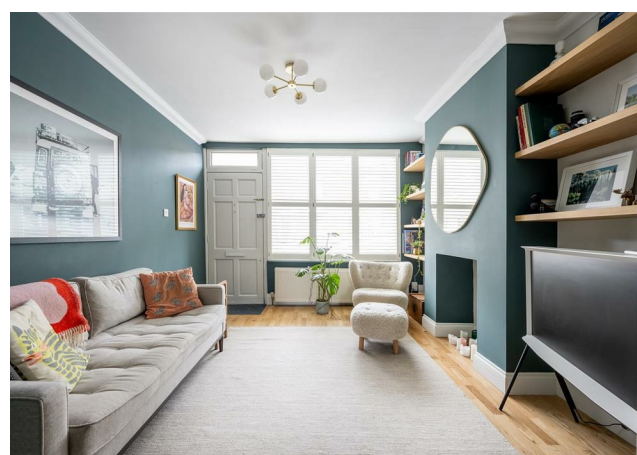
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IF YOU LIVED HERE...

You'll be welcoming friends and family into your thirty three foot deep, open plan dual reception and kitchen, dual aspect and artfully divided by subtle arches, with clear sightlines from front to back. Blonde engineered oak runs underfoot, with striking statement walls and wallpaper, pendulum lighting and tower radiators adding plenty of designer flourishes. Your kitchen's smartly decked out in pristine white cabinets and white letterbox splashbacks.

Step out into your garden, also easily accessible from the side, is a forty foot mix of well curated patio and thriving beds, all flanked by high timber fencing. Upstairs, you have a

pair of 120 square foot double bedrooms front and back, finished in tranquil pastels with blonde herringbone flooring. There's a skylit single in between, ideal for a child or home office, and your family bathroom features slate floor tiling, and a rainfall shower over the tub,.

Step outside and the wining and dining delights of The Village start right next door, with the classic gastropub atmosphere of The Castle, with fine wines, great food, real ales, cosy fires in the winter and a charming beer garden in the summer. Five minutes further exploration will reward you with further diverse spots from Eat17's bistro chic to the Iberian delights of Orford Road tapas, the artisanal hedonism at Mother's Ruin and lots, lots more.



WHAT ELSE?

- Walthamstow Central station is just ten minutes on foot. From here, direct twenty minute runs to both Liverpool Street and Oxford Circus put both the City and West End just half an hour away door to door.
- Ideal for a family, couple or professional sharers, this striking find is available now.
- Our landmark green gem of Lloyd Park, home to cafes, courts, a thriving farmers market and the famous William Morris Gallery, is just twenty minutes on foot.

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