

Total Area: 56.0 m² ... 602 ft²
 All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		88
(61-81)	B		
(49-60)	C		
(35-48)	D		
(29-34)	E		
(21-28)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		74	88
		EU Directive 2002/91/EC	



VICTORIA ROAD, WALTHAMSTOW

£1,595 Per Month
 2 Bed House



Features:

- Two Bedroom House
- End of Terrace
- Available Mid-September
- Private Garden with Side Access
- Quiet Turning In Walthamstow
- On Street Permit Parking
- EPC Rating C
- Council Tax Band B
- Holding Deposit: Equivalent to 1 Week's Rent, Capped at £400

A well presented and end terrace two bedroom house with an enviable kitchen/diner and immaculate low maintenance rear garden. It's all located just a short walk from Lloyd Park, Wood Street and Walthamstow Village in our historic neighbourhood of Chapel End.

Walthamstow's close-knit and peaceful Chapel End neighbourhood is named after Sir William Tyrwhitt's 15th century chapel; this is an enviable location indeed - with quiet roads, green spaces and excellent schools.

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

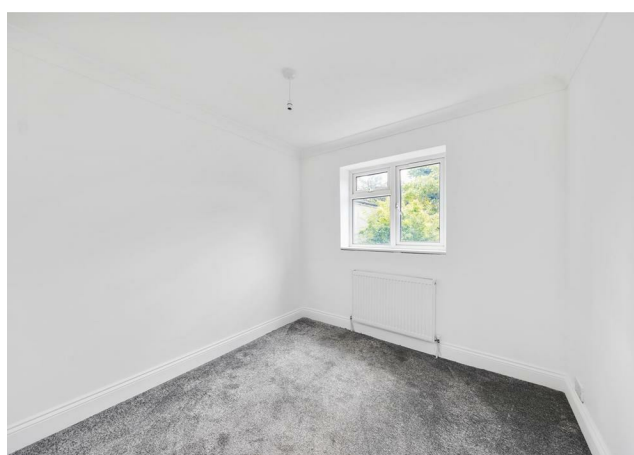
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IF YOU LIVED HERE

You'll be impressing family and friends in your generous living room. Handsome wood effect engineered flooring runs throughout the space, the lounge area's blessed with pristine white walls, the kitchen/diner enjoys a smart wood effect suite and slate effect tile. This beautifully bright dining area is an ideal hosting option.

Your private garden is an easy to tend to with paving through, ideal for people who want outside space but don't have the time to tend to a lawn. Back inside and bedroom number one is an inviting and generous single

with a garden view, while your master bedroom is a large double with lush carpet throughout, a beautiful bay window and elegant fitted storage. Lastly, the bathroom is a contemporary affair and comes complete with cabinet and heated towel rail.

Outside you have the open green space of Chestnuts Field right outside your front door, with the landscaped gardens of Lloyd Park just a three quarter of a mile on foot. Our fast growing neighbourhood of Wood Street is less than ten minutes away, with an ever-expanding choice of cafes, bars and shops. Wood Street overground station is fourteen minutes on foot and will get you directly to Liverpool Street in twenty.



WHAT ELSE?

- You have twenty four primaries/secondaries within a one mile radius rated 'Good' or better by Ofsted and including the 'Outstanding' Whitefield Academy.
- Hungry? Try Homies on Donkeys in Wood Street market for their award-winning tacos or Coffee Boxx for the best in artisan baking and innovative healthy eating.
- Whatever your fitness goals, the pools, gym, health suite and sports hall at Waltham Forest Feelgood Centre will see you alright. It's a ten minute walk away...

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