

Total Area: 82.0 m<sup>2</sup> ... 882 ft<sup>2</sup> (excluding eaves storage)  
All measurements are approximate and for display purposes only.

- Lounge  
13'5" x 10'5"
- Kitchen/Dinner  
15'8" x 11'9"
- Bathroom  
6'10" x 4'11"
- Bedroom  
11'9" x 10'5"
- Bedroom  
8'6" x 6'2"
- Bedroom  
11'9" x 9'10"
- Garden  
35



## BEDFORD ROAD, LONDON £3,995 Per Calendar Month 3 Bed House - End Terrace



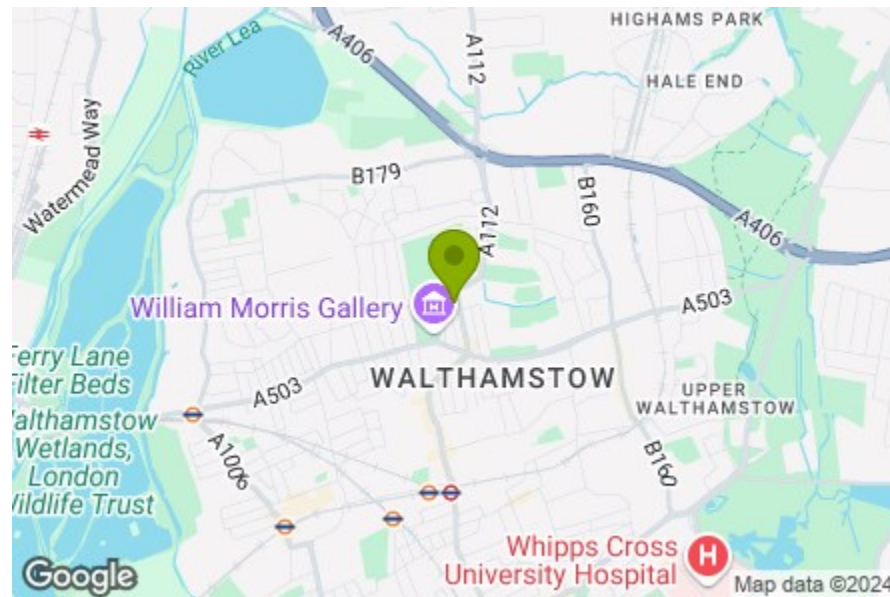
### Features:

- Three bedroom house available for a short let
- Victorian End of terraced
- Moments to Lloyd Park
- South facing garden low maintenance garden
- Side access
- Ground floor WC & utility room (first floor family bathroom)
- Available from 18th December for 3 months

### SHORT LET

A three bedroom, Victorian end-of-terrace home enviably located on the Lloyd Park border. Design & Decor throughout is warm and stylish, with plenty of vintage touches and modern kitchen and bathrooms. To the rear you have a secluded, south-facing garden surrounded by screening greenery.

As well as having Lloyd Park on your doorstep you're also just a few minute's walk from Hoe Street, Walthamstow's main thoroughfare and home to all manner of shops, amenities and a whole host of independent bars and restaurants. From SoDo Pizza Cafe to Ye Olde Rose & Crown Theatre Pub, there's something for everyone.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		85
	(81-91) B		
	(69-80) C	69	
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not energy efficient - higher running costs	(1-20) G		
England & Wales		EU Directive 2002/91/EC	

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#### IF YOU LIVED HERE...

You'll forget you're in the heart of Walthamstow. You have original stripped floor boards underfoot throughout and a beautifully rustic timber staircase. Room sizes are generous, with the kitchen/diner alone coming in at 190 square feet.

Double patio doors lead out into the rear garden – a large low maintenance tiled garden giving way to screening greenery. There's a similar green screening hedges at the front, all adding to the peace, quiet and privacy.

Bedford Road is quite literally the Lloyd Park border, so you have one of Walthamstow's crown jewels just a couple of minutes walk away. Open green spaces, landscaped gardens, cafes, courts and all manner of sports clubs, activities and classes – not to mention the famous William Morris Gallery – are all on your doorstep. It's an extremely enviable location.



#### WHAT ELSE?

- Walthamstow Central is just over a half mile away on foot for direct, 20 minute runs to Oxford Circus and Liverpool Street.
- The property is available for a managed short let for 3 months from 18th December.
- High speed internet and Sky TV and Hive heating system.

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