



Kitchen / Breakfast Room
10'5" x 9'10"

Bathroom
6'10" x 4'11"

Bedroom Two
9'10" x 7'10"

Bedroom One
13'9" x 10'9"

Lounge
11'1" x 10'9"

Bedroom Three
9'6" x 5'10"



WARNER ROAD, WALTHAMSTOW
£1,895 Per Calendar Month
3 Bed Apartment - Purpose Built



Features:

- Available June
- Two Bedrooms With Study
- First Floor Warner Flat
- Bright Decor Throughout
- Private Section Of Rear Garden
- Quiet Residential Street
- Close To Station

A classic three bedroom, first floor Warner apartment with a large eat-in kitchen and private section of the rear garden all less than a half mile from Blackhorse Road tube with the amenities of Walthamstow Central also within walking distance.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(71-81) B		
(59-60) C		
(55-58) D	62	66
(51-54) E		
(41-48) F		
(1-30) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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REQUEST A VIEWING
0203 397 9797



IF YOU LIVED HERE...

You'll be perfectly situated to enjoy all the benefits of Walthamstow. A short walk to the east is the award-winning natural beauty of Walthamstow Marshes, perfect for fishing, bird-watching or just taking a stroll. In the other direction, by contrast, is the bustling activity of Walthamstow Central with the Empire Cinema, Walthamstow Mall and a wide variety of bars and restaurants. Inside the decor is smart and classic throughout with engineered pine floorboards and spotless white walls. The

kitchen/diner is fully fitted with a range of appliances, and plenty of space for dining. Transport links are provided by Blackhorse Road station, a short walk away it'll get you directly into Oxford Circus in just 20 minutes.



WHAT ELSE?

- Blackhorse Road is only the second stop on the Victoria line, so you'll always get a seat on the commute.
- The separate WC will be a lifesaver on busy mornings.
- Accessed by some rear steps, the garden is a perfect blank canvas for green fingers.

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