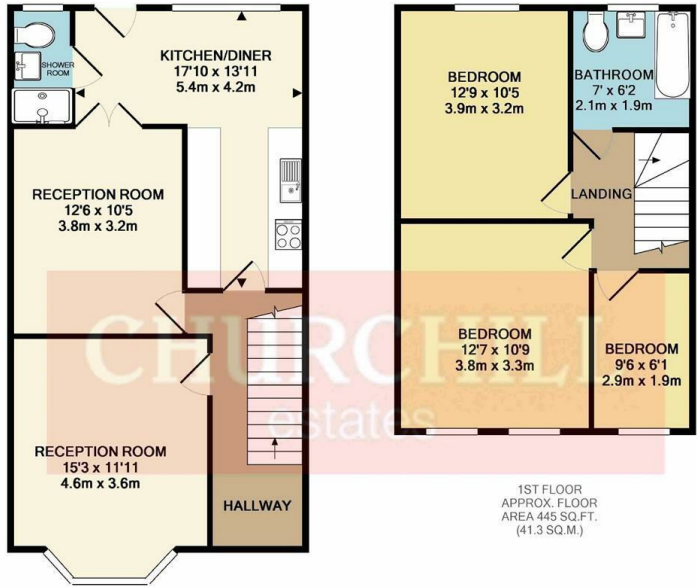




GROUND FLOOR  
APPROX. FLOOR  
AREA 581 SQ.FT.  
(53.9 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 445 SQ.FT.  
(41.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1026 SQ.FT. (95.3 SQ.M.)  
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.  
Made with Metropix ©2017



**CHURCHILL**  
estates

Pearl Road, Walthamstow, E17 4QY  
£2,350 Per Calendar Month

Bedrooms: 3 | Reception Rooms: 2 | Bathrooms: 2

| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            | <b>84</b> |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            | <b>68</b>                  | <b>84</b> |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |



The Agent has not tested any apparatus ,equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.  
References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.

**CHURCHILL**  
estates



Request a Viewing: **0208 503 6060** Email: **walthamstow@wearechurchills.co.uk**



Nestled on the charming Pearl Road in Walthamstow, this delightful Victorian terraced house offers a perfect blend of classic elegance and modern convenience. Available from mid-December, this unfurnished property boasts three spacious bedrooms, making it an ideal home for families or professionals seeking ample living space.

Upon entering, you will be greeted by two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings at home. The well-presented interiors are enhanced by double glazing, ensuring a warm and comfortable atmosphere throughout the year. The heart of the home is undoubtedly the modern kitchen/diner, which provides a stylish and functional space for cooking and dining, catering to both casual meals and more formal gatherings.

This property features two well-appointed bathrooms, adding to the convenience of family living. With gas central heating, you can rest assured that the home will remain cosy during the colder months.

The location of Pearl Road is particularly appealing, offering easy access to local amenities, parks, and excellent transport links, making it a fantastic choice for those who wish to enjoy the vibrant lifestyle that Walthamstow has to offer.

In summary, this Victorian terraced house is a wonderful opportunity for anyone looking to settle in a well-connected and lively area. With its generous living space, modern features, and charming character, it is sure to attract interest. Do not miss the chance to make this lovely house your new home.

