



Council: Waltham Forest | Council Tax Band: C | Floor Area: 1248.00 sq ft

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Bedford Road, Walthamstow, E17 4PX  
£2,795 Per Calendar Month

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	68	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 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.

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Request a Viewing: **0208 503 6060** Email: [walthamstow@churchill-estates.co.uk](mailto:walthamstow@churchill-estates.co.uk)





Available Late February 2025 - Unfurnished - Churchill Estates are delighted to offer this well-presented Three Double Bedroom Victorian End Terrace House located moments from the ever-popular Lloyd Park, with views overlooking the William Morris Gallery's manicured lawns and accessible to Walthamstow Central Station & Local Bus/Cycle Routes.

The property has been fully decorated throughout & has accommodation arranged over three floors with the master bedroom boasting a superb en suite shower room in the converted loft space, two double bedrooms and modern first floor bathroom on the first floor and living room, modern kitchen open to dining area and access to private garden on the ground floor.

The property further benefits from gas central heating and is mainly double glazed.

PLEASE NOTE THIS PROPERTY DOES NOT HAVE A HMO LICENCE AND IS NOT SUITABLE FOR SHARERS OF GROUPS OF THREE OR MORE WHO ARE NOT FROM THE SAME FAMILY

