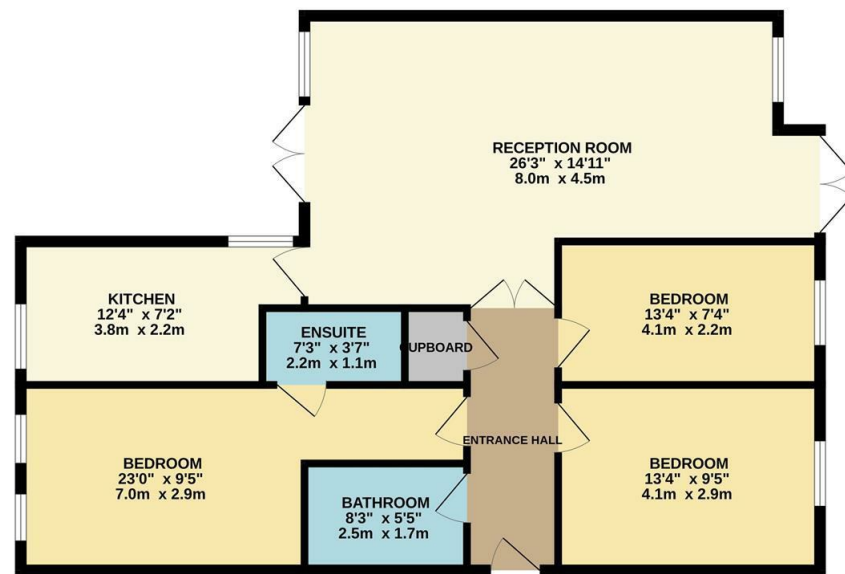




GROUND FLOOR  
972 sq.ft. (90.3 sq.m.) approx.



TOTAL FLOOR AREA: 972 sq.ft. (90.3 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other areas 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 for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency can be given.  
Made with Metropix C2024

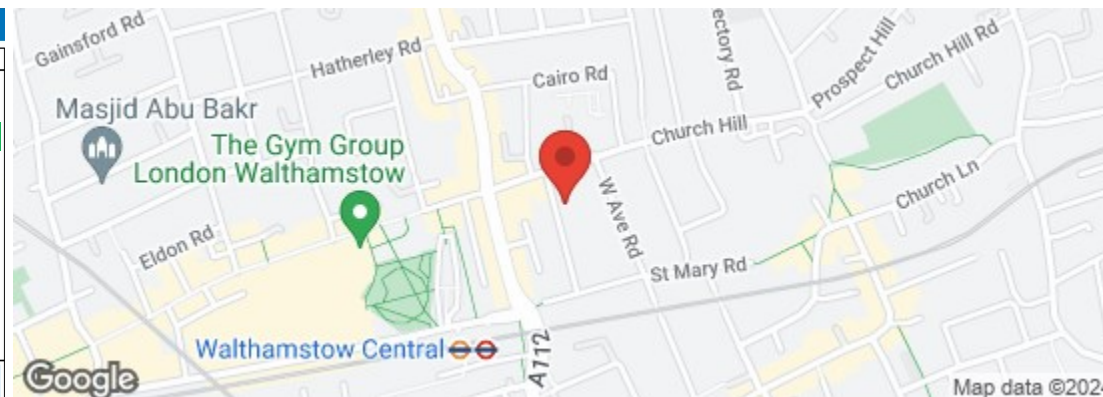
**Button Lodge, Walthamstow, E17 9RD**  
**£2,500 Per Calendar Month**

Council: Waltham Forest | Council Tax Band: B | Floor Area: 990.00 sq ft

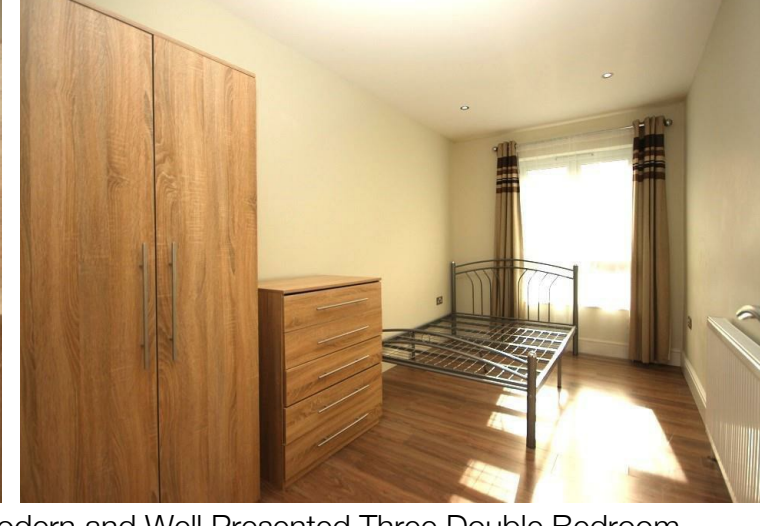
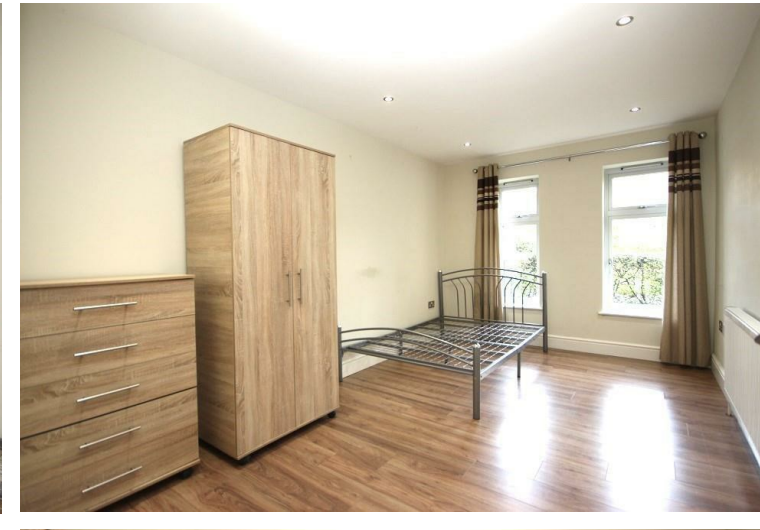
Bedrooms: 3 | Reception Rooms: 1 | Bathrooms: 2



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		84	84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(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.



Available Now - Part Furnished or Unfurnished - A Modern and Well Presented Three Double Bedroom Apartment superbly located in the Heart of Walthamstow, moments from Walthamstow Village, Market & Central Station.

The apartment boast gas central heating, double glazing, fully-integrated Kitchen separate to living room, En Suite to Master Bedroom and a further modern Bathroom Suite, Video-entry system and access to a private section of the beautifully presented communal gardens.

The development is strictly non parking and viewings are available immediately.

