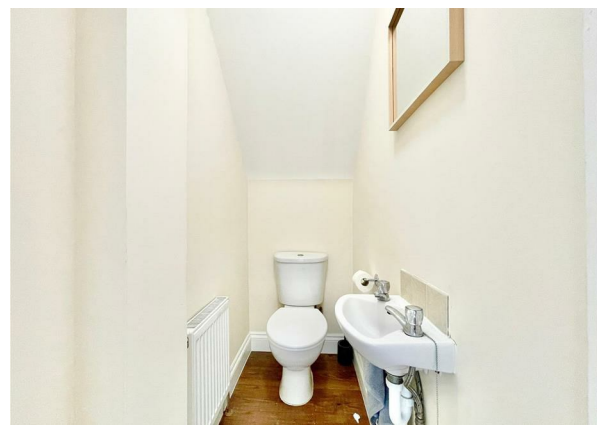


40 Queen Elizabeth Road, London, E17 6ES  
Asking Price £635,000



**40 Queen Elizabeth Road, London, E17 6ES**

**Asking Price £635,000**

**Council Tax Band: C**

Welcome to Queen Elizabeth Road, Walthamstow London - a charming location for this delightful house that boasts 2 reception rooms, 2 bedrooms, and a private garden. This property offers a perfect blend of comfort and style.

Practically designed to a high standard the property benefits from two spacious bedrooms, a separate reception room, an open plan lounge opening onto a fully fitted modern kitchen, modern first floor family bathroom, a separate W.C. and a lovely private garden.









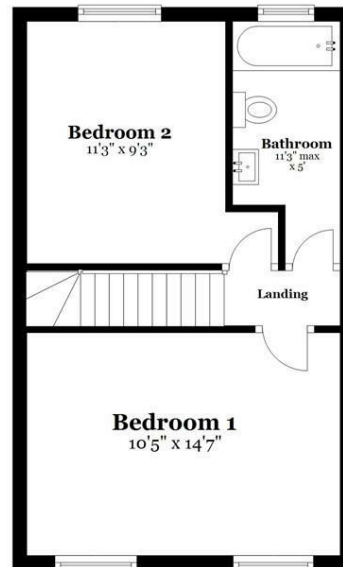
**Ground Floor**

Approx. 498.4 sq. feet



**First Floor**

Approx. 363.6 sq. feet



Total area: approx. 862.0 sq. feet

All measurements are appropriate and should not be relied upon.  
Plan produced using PlanUp.

337 Forest Road

London

E17 5JR

02085277007

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</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>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
			<b>58</b>
England & Wales		EU Directive 2002/91/EC	