



www.kings-group.net

248 Hoe Street
Walthamstow E17 3AX
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Verulam Avenue, London, E17 8ES
£1,850

Kings Lettings are pleased to show for let this well-presented two bedroom first floor flat. Located close by to St James Street and Blackhorse Road stations, this home is ideal for commuters looking to live in a convenient but peaceful location. In good condition throughout, it offers a bright living room which leads onto the stunning modern kitchen, two double bedrooms, one with walk-in wardrobe area, and three piece bathroom.

Brick-fronted and semi-detached, you have a generous lounge and garden. St James Street overground station is just twelve minutes away on foot, for direct twenty minute runs to Liverpool Street.

If it's nature you're craving then you're spoilt for choice here - St James Park, Honeybone Allotments and Lee Valley Park are all just around the corner, while the tranquil blue and green space of Walthamstow Wetlands is within easy walking distance.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	







GROSS INTERNAL AREA (GIA)
The footprint of the property
75.48 sqm / 812.46 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
63.86 sqm / 687.38 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL: 67.92 sqm / 731.08 sqft
IPMS 3C RESIDENTIAL: 64.99 sqm / 699.53 sqft
SPED ID: 5f5f68582a42c90db8ab65fe