



www.kings-group.net

248 Hoe Street
Walthamstow E17 3AX
Tel: 020 8521 1122

Sybourn Street, E17 8HA
£1,850 Per Month

This two double bedroom ground floor Warner flat is bright and airy throughout. Benefiting from the classic Warner design, this ground floor apartment is completely self-contained. Comprising of a spacious lounge with a feature fireplace, two double bedrooms, fitted bathroom, fitted kitchen and a 45ft SHARED garden. This is not one to miss!

Just a short distance from Walthamstow Central Tube Station and Walthamstow's shopping centre comprising of The Market, The Mall shopping centre and newly built The Scene which is home to a variety of restaurants and a multi-screen cinema. There are very good schools nearby, both primary and secondary, as well as buses to Westfield, Stratford, Leyton tube and Lea Bridge Road station.



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	





Associated Offices in London, Essex and Hertfordshire
Kings Head Office Tudor Lodge, Burton Lane, Goffs Oak, Hertfordshire EN7 6SY Tel: 01707-872000

