



WHERE STANDARDS MATTER

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### Sedgwick Road, Waltham Forest, London, E10

**\*\*FOUR BEDROOM TERRACED HOUSE\*\* \*\* THREE GOOD SIZED BEDROOMS\*\* \*\* TWO BATHROOMS\*\* \*\* SEPARATE KITCHEN DINER\*\* \*\* CLOSE TO TRANSPORT LINKS\*\* \*\* LOCAL TO SHOPS AND AMENITIES \*\* AVAILABLE FROM 12TH SEPTEMBER ON A MINIMUM 12 MONTHS TENANCY\*\* \*\* EPC RATING D \*\* COUNCIL TAX BAND C\*\***

**Rent: £2,650 - Monthly**



## Sedgwick Road, London, E10

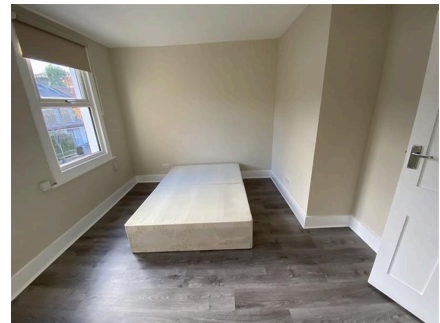
### Reception 1



### Kitchen



### Bedroom 1



### Bedroom 2



### Bedroom 3



**Bedroom 4**



**Bathroom 1**

**Bathroom 2**



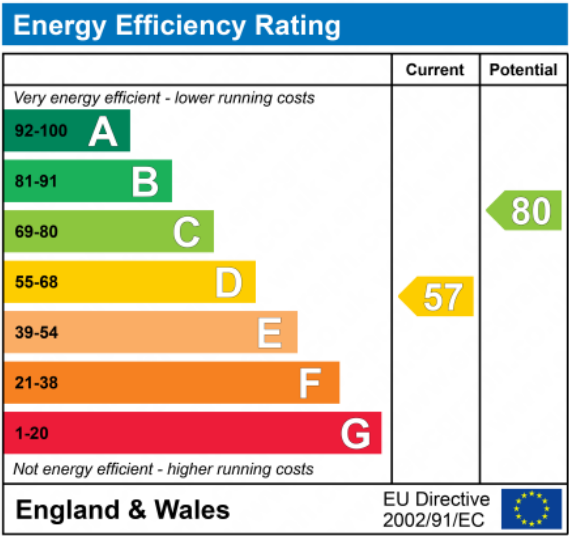
Sedgwick Road, London, E10

Medium sized Garden



Parking

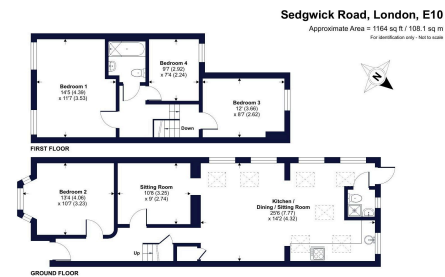
Central Heating



Spencer Munson are pleased to present this four bedroom terraced house. The property consists of three good size bedrooms and a single room. A good sized reception room with a separate dining room and a modern and bright family kitchen leading out on to the rear garden. The property is situated close to the transport links of Leyton Midland Road on the London Overground or Leyton on the Central line and is local to shops and amenities. Available from the 12th September on a furnished basis. EPC Rating D Council tax band C



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### **Disclaimer**

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending tenants/purchasers and do not constitute an offer or part of a contract. Prospective tenants/purchasers and/or lessees should seek their own professional advice. All descriptions, dimensions, reference to condition, fixtures, fittings and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. However, intending tenants/purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Fixtures and fittings shown in pictures and on viewings may well not be included in any tenancy/sale and any prospective tenant/purchaser must clarify this for themselves. All measurements and floorplans are approximate and produced as a guide in good faith. Please note that some of the furniture and decor items shown in these images have been digitally added using AI technology for illustrative purposes. The actual property may differ in appearance. Prospective buyers or renters are encouraged to visit the property in person to get an accurate representation.