



CHURCHILL
estates

TOTAL FLOOR AREA: 1152 sq.ft. (107.0 sq.m.) approx.

**** LET AGREED ****

Three Bedroom Terraced House | Unfurnished | Beautifully kept with a Homely Feel | Modern and spacious throughout | Good Choice of Local Schools | Near to Transport Links

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Malvern Road, Leytonstone, E11 3DJ
£2,750 Per Month

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	
74	84
EU Directive 2002/91/EC	



Waltham Forest Council Band C
EPC Band C
12 Month Contract
5 Week Deposit £2,653.00

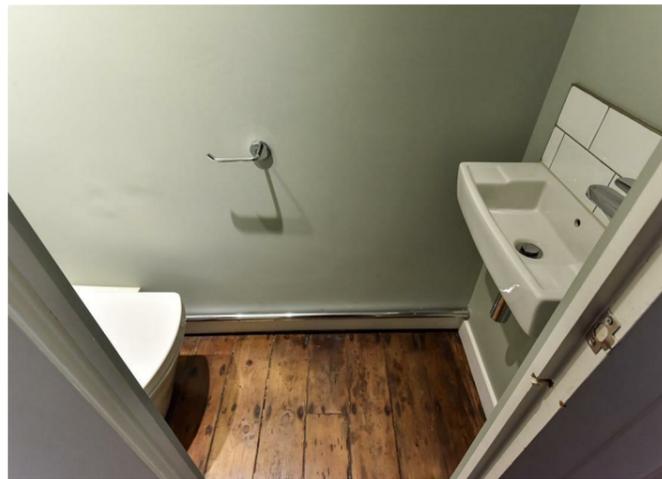


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To view call **020 8989 0011**
Email wanstead@wearechurchills.co.uk

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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.



We are delighted to offer this wonderful three-bedroom Victorian family home located on a quiet tree-lined turning road, just a few minutes' walk from the hustle and bustle of Leytonstone High Road at one end and the tranquility and green open space of Wanstead Flats at the other. The property is within the catchment of Ofsted 'Outstanding' school Davies Lane Primary. Both Leytonstone High Road overland and Leytonstone Central Line underground stations are close by, as well as the main bus routes to Queen Elizabeth Olympic Park and Westfield Shopping Centre. The property has been fitted and finished to an extremely high standard and offers a bright and spacious walkthrough reception, including a log burner, fitted cabinets/bookshelves and original Victorian features. Also downstairs, there is a handy ground floor w/c and stunning contemporary kitchen/dining room, complete with sliding doors leading onto a decked and lawned rear garden featuring mature planting. Upstairs, the property offers three double bedrooms and a modern bathroom and w/c, with natural lighting throughout afforded by a roof skylight. With gas-fired central heating and double-glazing throughout, this is a home ready to move into and not one to be missed.

Call the office on 020 8989 0011 to book your appointment to view.

