



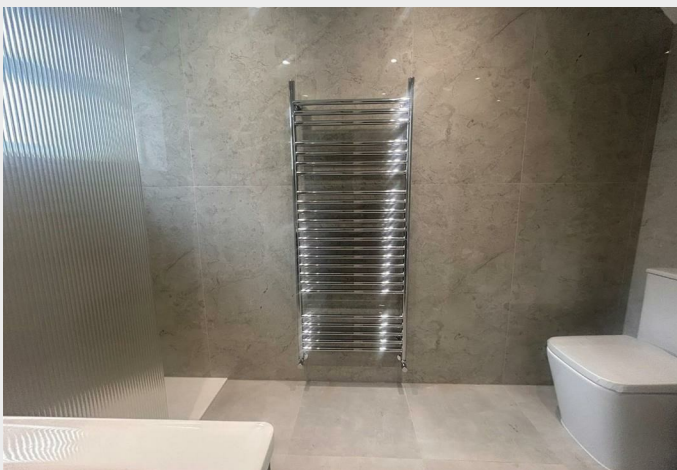
Walton Road, London E12 5RN

£2,500 Per Month

House | Deposit Amount: £2,500  
Council: Newham | Council Tax Band: C



 **TARGET**  
RESIDENTIAL SALES & LETTINGS



Nestled on Walton Road in the vibrant city of London, this charming house offers a delightful blend of classic character and modern living. Built in 1900, the property boasts a generous 721 square feet of well-designed space, making it an ideal family home.


Upon entering, you are greeted by two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. The layout is both practical and welcoming, providing ample room for relaxation and socialising. The house features four spacious bedrooms, including a thoughtfully designed loft conversion that adds an extra layer of versatility to the living space. This loft area can serve as a guest room, a home office, or a playroom, catering to your family's unique needs.

The location is particularly appealing, with a school nearby, making it an excellent choice for families with children. The surrounding area offers a vibrant community atmosphere, with local amenities and transport links easily accessible, ensuring that you are well-connected to the rest of London.

This property presents a wonderful opportunity for those seeking a home that combines historical charm with modern convenience. Whether you are looking to settle down in a family-friendly neighbourhood or invest in a property with great potential, this house on Walton Road is certainly worth considering.



## 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>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



To ensure the property meets your needs and to streamline the process, we kindly request the following information:

Full Name:

Contact Information: (phone number and email address)

Current Address:

Planned Move-in Date:

Desired Length of Tenancy:

Number of Occupants:

Employment or Income Source: (optional, for preliminary screening)

Details of Any Pets: (if applicable)

Current Landlord or Letting Agency Contact Details: (name, phone number, and/or email address for reference purposes)

Do You Receive Any Form of Benefits?: (e.g., housing, universal credit, etc.)

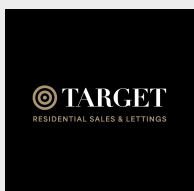
Passport Held: (for verification purposes)

Do You Have the Right to Rent in the UK?: (as required by law)

Any Additional Requirements or Questions:

Once we receive this information, we will promptly coordinate the viewing and address any queries you may have.

We appreciate your cooperation and look forward to hearing from you:



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