



Total Area: 17.7 m<sup>2</sup> ... 190 ft<sup>2</sup> (excluding shower room, bathroom, kitchen / diner)  
 All measurements are approximate and for display purposes only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			86
(61-81) B			
(49-60) C			
(39-48) D			
(29-38) E		73	
(21-28) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## 7 STAFFORD CLOSE, WALTHAMSTOW £800 Per Calendar Month null Bed House Of Multiple Occupancy



### Features:

- Room to let
- Available June
- All Bills Included
- Permit Parking
- Newly Redecorated
- Single Occupants Only

SINGLE OCCUPANTS ONLY

Offering this room benefiting all bills included, gas central heating and double glazing. This property also boasts free WI-FI and a short walk to Walthamstow Central Station making this home ideal for commuters.

Please note the property has all bills included including WI-FI however the washing machine / dryer is coin operated. The kitchen is also communal.

REQUEST A VIEWING  
 0203 397 9797

**E11, E7, E12 & E15**  
 hello11@stowbrothers.com  
 0203 397 2222

**E4 & N17**  
 hello4@stowbrothers.com  
 0203 369 6444

**E17 & E10**  
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#### IF YOU LIVED HERE

A Twenty minute walk will take you to Walthamstow Central, where you can hop on the Victoria Line and be in Kings Cross in another quarter of an hour, or stay and explore the High Street. You're close to Lea Bridge Road, where you can head towards Hackney Marshes in one direction or head the other way and find yourself in Epping Forest in just a few minutes.



#### WHAT ELSE?

- Your new local is the wonderful William The Fourth, with fantastic food, a secluded beer garden and a fabulous array of craft beers.
- Thomas Gamuel Park is just around the corner, and there are larger green spaces galore nearby, with Leyton Jubilee Park only a mile down the road.

REQUEST A VIEWING  
0203 397 9797

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