



Ground Floor

[Symbol] = Reduced headroom below 1.5 m / 5'0
 Approximate Gross Internal Area
 Ground Floor = 56.5 sq m / 608 sq ft
 First Floor = 42.2 sq m / 454 sq ft
 Second Floor (Excluding Reduced headroom)
 31.5 sq m / 339 sq ft
 Eaves / Reduced Headroom = 9.1 sq m / 98 sq ft
 Total = 139.3 sq m / 1499 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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Directions

Contact

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4 Bed
House - Terraced
located in



27 Fulbourne Road

LONDON
E17 4AV

£2,995 PCM



FOUR BEDROOM TERRACED HOUSE (WITH TWO RECEPTIONS + AN OPEN PLAN LOUNGE) --- AVAILABLE FROM THE 29TH SEPTEMBER--- EXCELLENT CONDITION --- GROUND FLOOR W/C --- FIRST FLOOR BATHROOM & EN-SUITE --- LARGE KITCHEN DINER --- PAVED PRIVATE GARDEN --- DOUBLE GLAZED & GAS CENTRAL HEATING

London's Local Property Agent, Humphrey & Co Estates are very proud to introduce to the lettings market this impeccable Five bedroom terrace house arranged over three floors boasting bright and modern interiors throughout. Exquisite throughout. The ground floor's combination of a large reception room, ground floor Double bedroom, W/C underneath the staircase leading to a large spacious open plan kitchen with patio doors to the rear garden which is landscaped and paved. First floor you have two double bedrooms with a very large fully tiled bathroom which will make a lovely family bathroom including a bath and shower cubicle. Second floor has two additional bedrooms with an en-suite to front facing bedroom. Please call our friendly lettings team to secure a viewing. Within close proximity of the up and coming Wood Street area of Walthamstow with excellent transport links just moments away from this property. The heart of Walthamstow Village is less than a half mile away on foot; peaceful, part-pedestrianised streets, historic architecture and some of the best bars, restaurants and family-friendly gastropubs Walthamstow has to offer right on your doorstep. Within close proximity of the up and coming Wood Street area of Walthamstow. Excellent transport links just moments away from this property. A fantastic shopping centre with every shop you need with a market offering a wide range of stalls. Area Type Urban. Stone throw away from Wood Street which has been nominated for the 2017 Urbanism Awards 'The Great Street Award'. You're surrounded by excellent schools, there are eight within walking distance, all rated 'Good' or better by Ofsted. - Walthamstow Central Station 1.1 Miles.

Summary

FOUR BEDROOM TERRACED HOUSE (WITH TWO RECEPTIONS + AN OPEN PLAN LOUNGE) --- RECENTLY REFURBISHED --- AVAILABLE FROM THE 27TH JULY--- EXCELLENT CONDITION --- GROUND FLOOR W/C --- FIRST FLOOR BATHROOM & EN-SUITE --- LARGE KITCHEN DINER --- PAVED PRIVATE GARDEN --- DOUBLE GLAZED & GAS CENTRAL HEATING London's Local Property Agent, Humphrey & Co Estates are very proud to introduce to the lettings market this impeccable Five bedroom terrace house arranged over three floors boasting bright and modern interiors throughout. Exquisite throughout. The ground floor's combination of a large reception room, ground floor Double bedroom, W/C underneath the staircase leading to a large spacious open plan kitchen with patio doors to the rear garden which is landscaped and paved. First floor you have two double bedrooms with a very large fully tiled bathroom which will make a lovely family bathroom including a bath and shower cubicle. Second floor has two additional bedrooms with an ensuite to front facing bedroom. Please call our friendly lettings team to secure a viewing. Within close proximity of the up and coming Wood Street area of Walthamstow with excellent transport links just moments away from this property. The heart of Walthamstow Village is less than a half mile away on foot; peaceful, part-pedestrianised streets, historic architecture and some of the best bars, restaurants and family-friendly gastropubs Walthamstow has to offer right on your doorstep. Within close proximity of the up and coming Wood Street area of Walthamstow. Excellent transport links just moments away from this property. A fantastic shopping centre with every shop you need with a market offering a wide range of stalls. Area

Type Urban. Stone throw away from Wood Street which has been nominated for the 2017 Urbanism Awards 'The Great Street Award'. You're surrounded by excellent schools, there are eight within walking distance, all rated 'Good' or better by Ofsted. - Walthamstow Central Station, with direct 20 minute runs to Oxford Circus and Liverpool Street, is less than a half mile away on foot. - For long family walks and boat hire, Epping Forest and Hollow Pond are just a 15 minute walk to the east.-Located close to Wood Street station, which has great links into Liverpool Street in approximately 20 minutes. You can go one stop and change to the Victoria line, Walthamstow Central bus routes are also great, 212 Walthamstow to Chingford, 123 Woodgreen to Ilford and 275 Walthamstow to Barkingside.-Close to a wide range of amenities of wood street and Lloyds park in close proximity.



Energy Efficiency Rating

| 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

WALTHAMSTOW UPPER WALTHAMSTOW

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