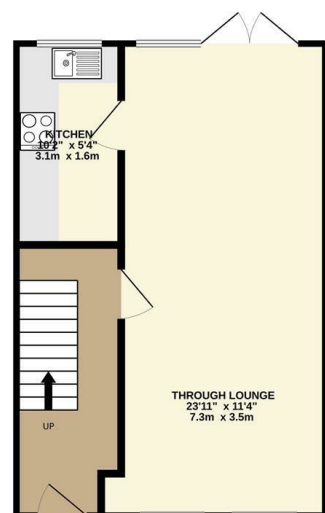
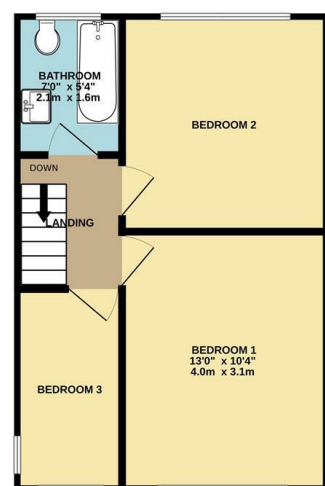




GROUND FLOOR  
374 sq.ft. (34.7 sq.m.) approx.



1ST FLOOR  
374 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA: 764sq.ft. (71.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Miropro (2020)

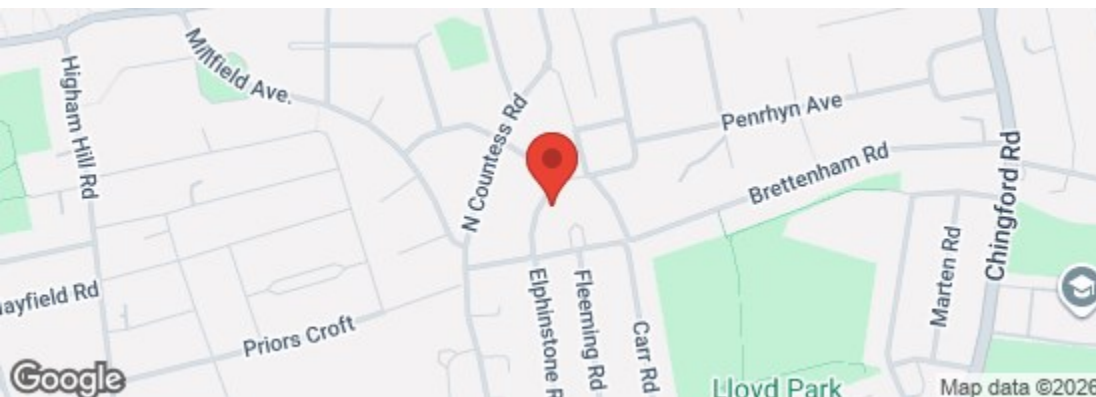
Council: Waltham Forest | Council Tax Band: C | Floor Area: 764.00 sq ft

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estates

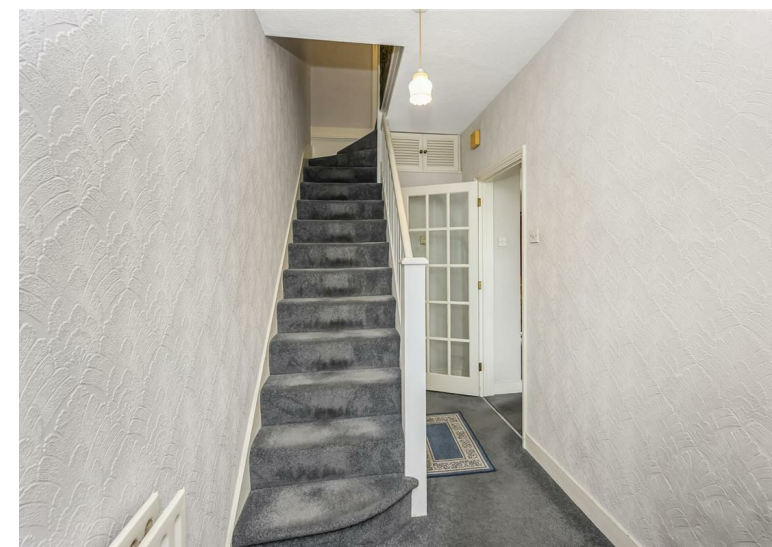
Thorpe Crescent, Walthamstow, E17 5BY  
£2,400 Per Month

Bedrooms: 3 | Reception Rooms: 1 | Bathrooms: 1

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			
England & Wales		70	81
	EU Directive 2002/91/EC		

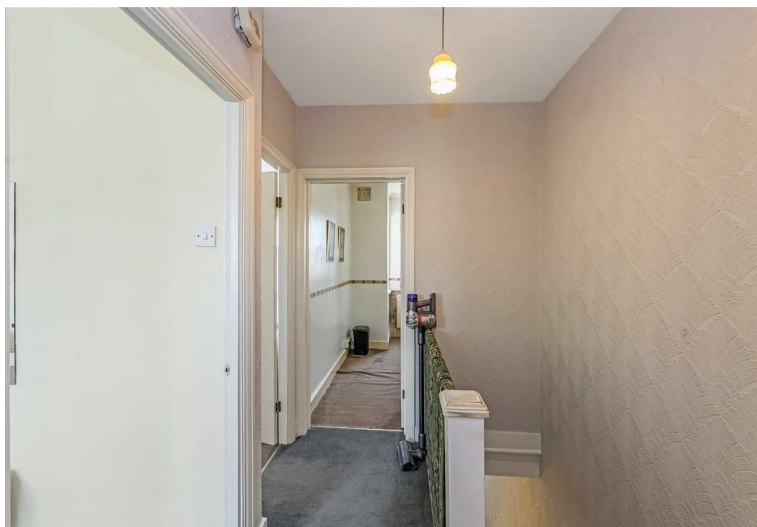


The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information 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.



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Request a Viewing: **0208 503 6060** Email: [walthamstow@wearechurchills.co.uk](mailto:walthamstow@wearechurchills.co.uk)



Welcome to this charming three-bedroom terrace house located on Thorpe Crescent in the vibrant area of Walthamstow. This delightful property is available for immediate occupancy and offers a perfect blend of comfort and modern living.

As you enter, you are greeted by a spacious through lounge that provides an inviting space for both relaxation and entertaining. The large windows allow natural light to flood the room, creating a warm and welcoming atmosphere. The modern kitchen is well-equipped and designed for convenience, making it an ideal space for culinary enthusiasts.

The property boasts three generously sized bedrooms, providing ample space for families or those looking for extra room for guests or a home office. The bathroom is well-appointed, ensuring that your daily routines are both comfortable and efficient.

One of the standout features of this home is the large private back garden, perfect for outdoor gatherings, gardening, or simply enjoying the fresh air. It offers a wonderful space for children to play or for you to unwind after a long day.

Situated within walking distance to Lloyd's Park, this property is ideal for those who appreciate green spaces and outdoor activities. Additionally, it is conveniently located near local primary schools, making it a great choice for families.

This part-furnished home is ready for you to make it your own. With its excellent location and modern amenities, this terrace house is a fantastic opportunity for anyone looking to settle in Walthamstow. Don't miss out on the chance to view this lovely property.

