



12, 110 Broomfield, Walthamstow, London, E17 8EA

This property can be configured as either a 6-bedroom home with a large open-plan lounge and dining area, or as a 5-bedroom property with the added benefit of a dedicated study/home office. All bedrooms are generously sized doubles.

Carter & Reeves are delighted to present this newly refurbished and exceptionally spacious house located in the heart of Walthamstow.

Further benefits include:

- Newly refurbished throughout
- Five to six spacious double bedrooms
- Large lounge and dining area
- Private rear garden
- Off-street parking facilities
- Flexible layout to suit a variety of tenants

£4,400 Per month

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

CONTACT
 298 Grays Inn Road
 London
 WC1X8DX
 Email: lettings@carterreeves.co.uk
 Phone: 0207 278 9444
www.carterreeves.co.uk

IMPORTANT NOTICE
 Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our descriptions are likely to match any expectations you may have of the property. We have not tested any services, systems or appliances at this property. We strongly recommend that all the information we provide be verified by you on inspection, and by your Surveyor and Conveyancer.