



Council: Waltham Forest | Council Tax Band: C | Floor Area: 678.00 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	87	66
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.



**CHURCHILL**  
estates

Lancaster Road, Walthamstow, E17 6AJ  
£2,000 Per Calendar Month

Bedrooms: 2 | Reception Rooms: 1 | Bathrooms: 1



Request a Viewing: **0208 503 6060**

Email: **walthamstow@wearechurchills.co.uk**

**CHURCHILL**  
estates



Nestled on the charming Lancaster Road in Walthamstow, this delightful mid-terrace Victorian house is now available for rent. Boasting two spacious double bedrooms, this property is perfect for small families or professionals seeking a comfortable living space.

As you enter, you are welcomed by two inviting reception rooms, ideal for entertaining guests or enjoying quiet evenings at home. The first-floor bathroom adds convenience, ensuring that daily routines are easily managed. The house is equipped with double glazing, which not only enhances energy efficiency but also provides a peaceful atmosphere away from the hustle and bustle of city life.

The heart of this home is undoubtedly the generous 30ft rear garden, offering a private outdoor retreat for relaxation or gardening enthusiasts. Whether you wish to host summer barbecues or simply unwind with a good book, this garden is a wonderful addition to the property.

Located in close proximity to Blackhorse Road Station, commuting to central London is a breeze, making this home an excellent choice for those who work in the city. The area is well-served by local amenities, ensuring that all your daily needs are within easy reach.

This unfurnished property is available for immediate occupancy, allowing you to personalise the space to your taste. With gas central heating throughout, you can enjoy a warm and cosy environment during the colder months.

In summary, this two-bedroom Victorian terraced house on Lancaster Road presents a fantastic opportunity for comfortable living in a vibrant community. Do not miss the chance to make this charming property your new home.

