



**Price**  
**£700,000**

**Freehold**

3x  1x  1x 

**Kenilworth Avenue,  
Walthamstow, E17**

 **DOUGLAS  
ALLEN**  
Helping you move forwards



## Main features

- Stunning period family home
- Immaculately presented
- Bright and spacious living / entertaining area
- Charming rear garden
- Ideally located in Walthamstow, close to amenities and excellent transport links



## Accommodation

### GROUND FLOOR

Lounge: 16'11 x 11'6 (5.16m x 3.51m)  
Kitchen/Dining Room: 16'5 x 9'1 (5.01m x 2.77m)

### FIRST FLOOR

Bedroom 1: 12'2 x 10'11 (3.71m x 3.33m)  
Bedroom 2: 11'7 x 10'11 (3.53m x 3.33m)  
Bedroom 3: 8'9 x 7'11 (2.67m x 2.41m)  
Bathroom

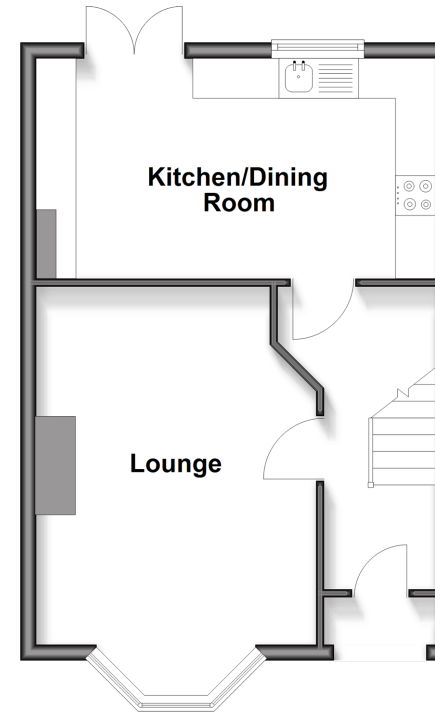
### OUTSIDE

Rear Garden



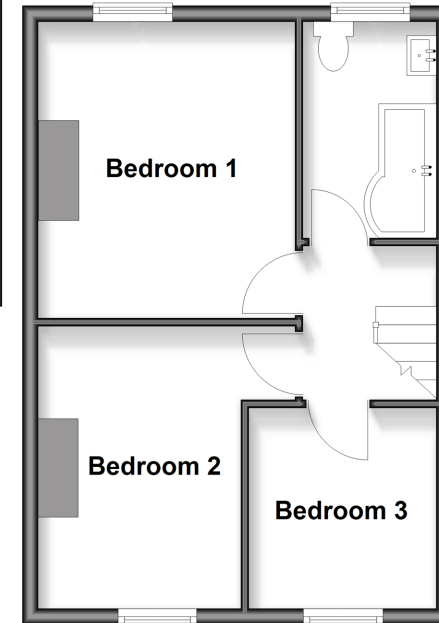
### Ground Floor

Approx. 37.1 sq. metres (398.9 sq. feet)



### First Floor

Approx. 36.8 sq. metres (396.2 sq. feet)



Call Walthamstow - 020 8509 0092 ■ [douglasallen.co.uk](http://douglasallen.co.uk)

■ A private rental licensing scheme applies to some properties in this area, please check with the Local Authority before proceeding



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