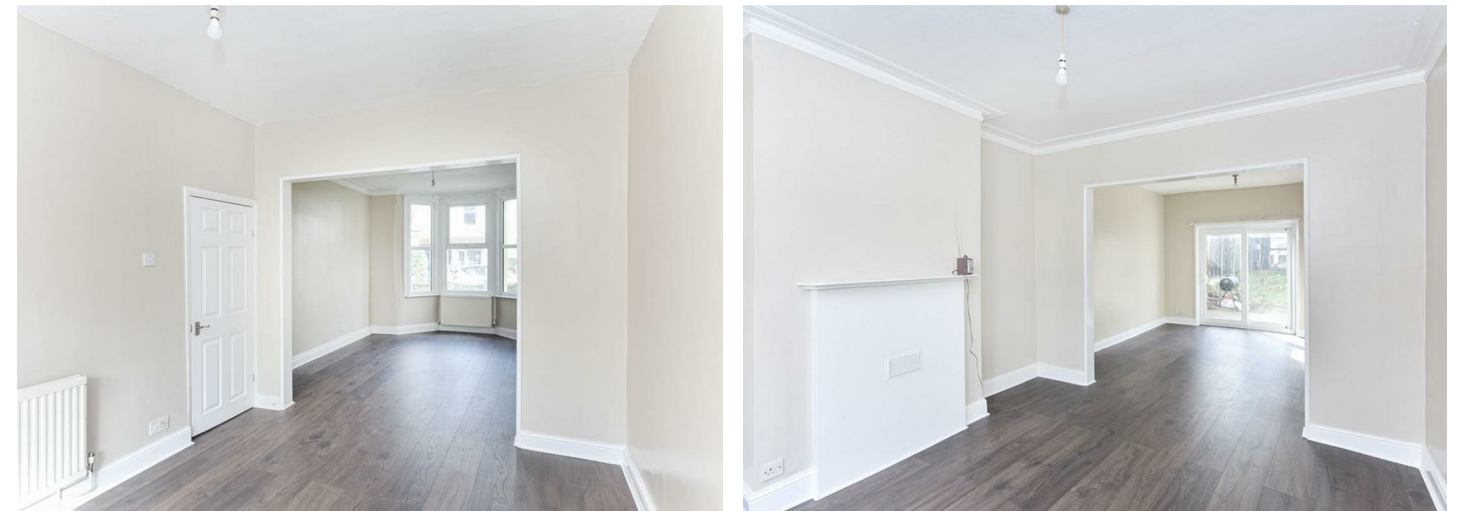


Available Now | Unfurnished | Three Bedrooms | Victorian Terrace | Modern Throughout |
Walthamstow Central Station | Double Glazed | Gas Central Heating | Private Rear Garden | ONLY
SUITABLE FOR FAMILIES OR A MAXIMUM OF TWO SHARERS AS THE PROPERTY DOES NOT
HAVE A HMO LICENCE

CHURCHILL
estates



Pearl Road, Walthamstow, London, E17
£2,250 Per Calendar Month



To view call **0208 503 6060**
Email walthamstow@wearechurchills.co.uk



Nestled on the charming Pearl Road in the vibrant area of Walthamstow, this delightful Victorian terrace house is now available for rent. With three well-proportioned bedrooms, this property is ideal for families or a maximum of two sharers, as it does not hold an HMO licence.

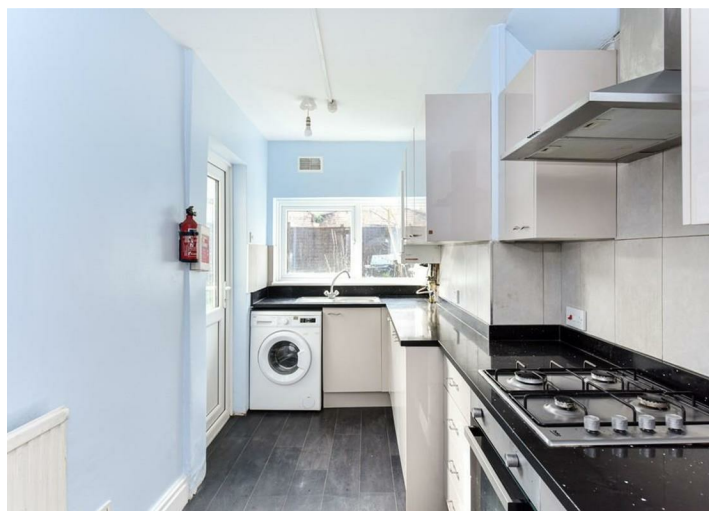
Upon entering, you will find a spacious reception room that offers a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The house has been modernised throughout, ensuring a comfortable living experience while retaining its classic Victorian charm. The double-glazed windows not only enhance the aesthetic appeal but also provide excellent insulation, keeping the home warm and quiet.

The property features a contemporary bathroom and a well-equipped kitchen, making daily living both convenient and enjoyable. Gas central heating ensures that the home remains cosy during the colder months.

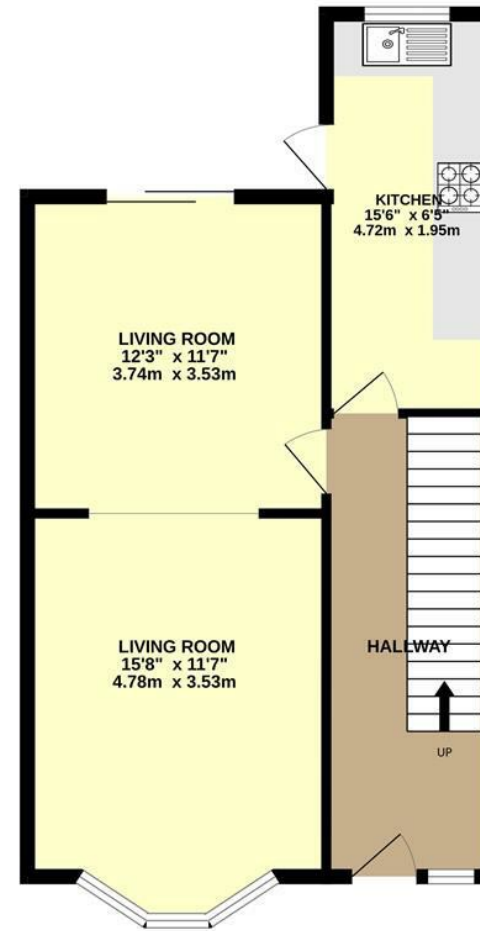
One of the standout features of this property is the private rear garden, a lovely outdoor space where you can unwind, host barbecues, or simply enjoy some fresh air.

Located just a short distance from Walthamstow Central Station, commuting to central London is a breeze, making this home perfect for those who work in the city but prefer the tranquillity of suburban living.

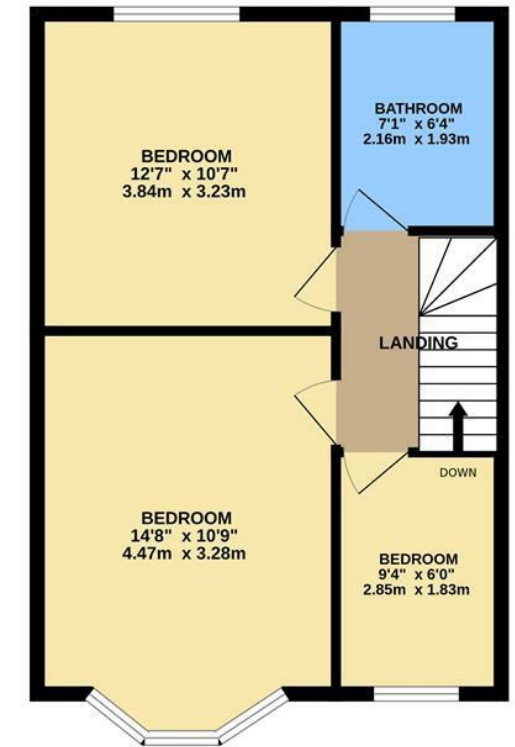
This unfurnished property is available for immediate occupancy, allowing you to personalise the space to your taste. If you are seeking a modern, family-friendly home in a vibrant community, this Victorian terrace on Pearl Road is not to be missed.



GROUND FLOOR
527 sq.ft. (49.0 sq.m.) approx.



1ST FLOOR
482 sq.ft. (44.8 sq.m.) approx.



TOTAL FLOOR AREA : 1010 sq.ft. (93.8 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.
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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			
		59	88
England & Wales		EU Directive 2002/91/EC	



Council Tax Band - D

EPC - D rated

12 months minimum tenancy (6 month break clause may be available)

5 week security deposit - £2596.00

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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