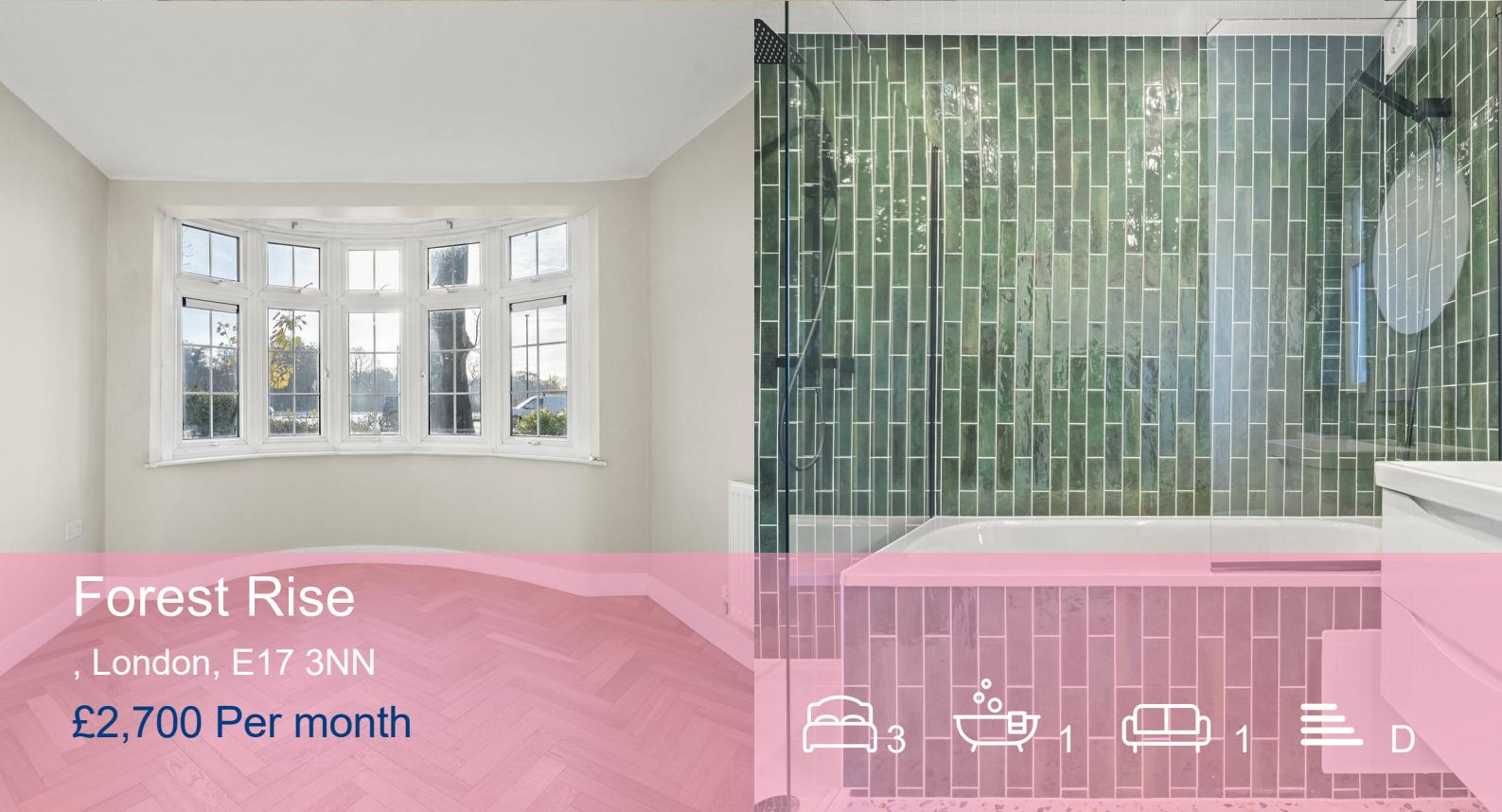


# Settle.



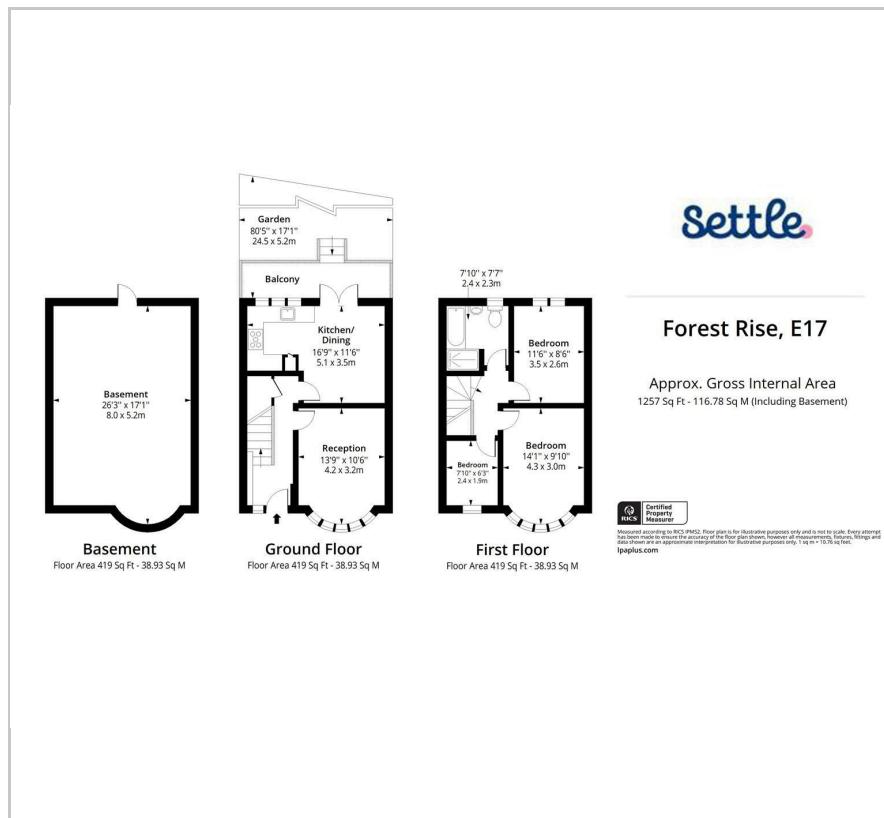
## Forest Rise

, London, E17 3NN

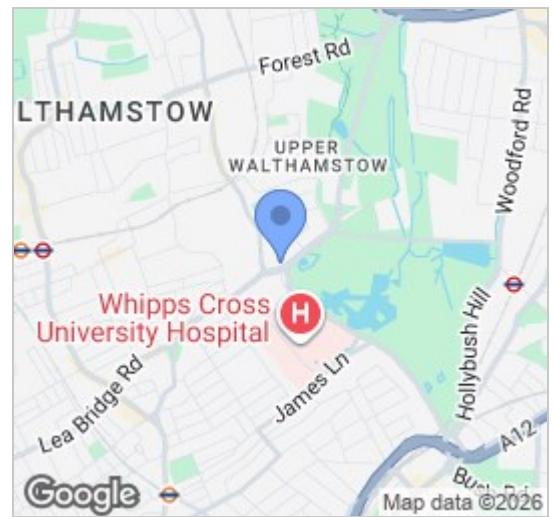
£2,700 Per month



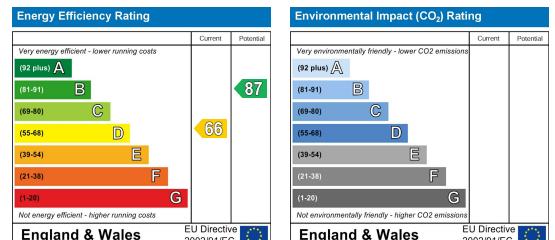
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Settle Office on 0208 124 2522 if you wish to arrange a viewing appointment for this property or require further information.

- 1930's Semi Detached Home
- Popular Upper Walthamstow Location
- Close Proximity To Hollow Ponds
- Recently Refurbished Throughout
- Large Basement
- 0.4m To Wood Street Station
- Private Rear Garden Of Approx 80ft
- Council Tax Band D
- EPC Rating D
- 1257 Sq Ft (116.78 SQ M) Including Basement



This lovely three-bedroom, 1930s semi-detached home near to Wood Street has been beautifully refurbished from top to bottom.

As you step inside, you're welcomed by a bright, bay-fronted lounge with eye-catching herringbone flooring, which flows through the whole of the ground floor and gives the space a real sense of warmth and style. To the rear is a stunning kitchen/diner with French doors that open out onto the garden, filling the space with natural light and creating a lovely connection to the outdoors. The kitchen is brand new, fully integrated and fitted with a gas hob, making it perfect for everything from family dinners to entertaining friends.

Upstairs, there are two comfortable double bedrooms, including a front bedroom with a charming bay window, a third smaller bedroom ideal for a nursery, home office or guest room, and a beautifully finished family bathroom. The brand-new bathroom features both a separate shower and a bath, finished with stylish green metro wall tiles.

Outside, the property offers a generous, private rear garden stretching around 80ft — a wonderful space for relaxing, gardening or summer gatherings. There's also a large basement beneath the house, providing excellent storage and keeping the main living areas clutter-free.

Note: Due to Property Licensing restrictions with Waltham Forest Council we can only accept a maximum of two households for this property.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.