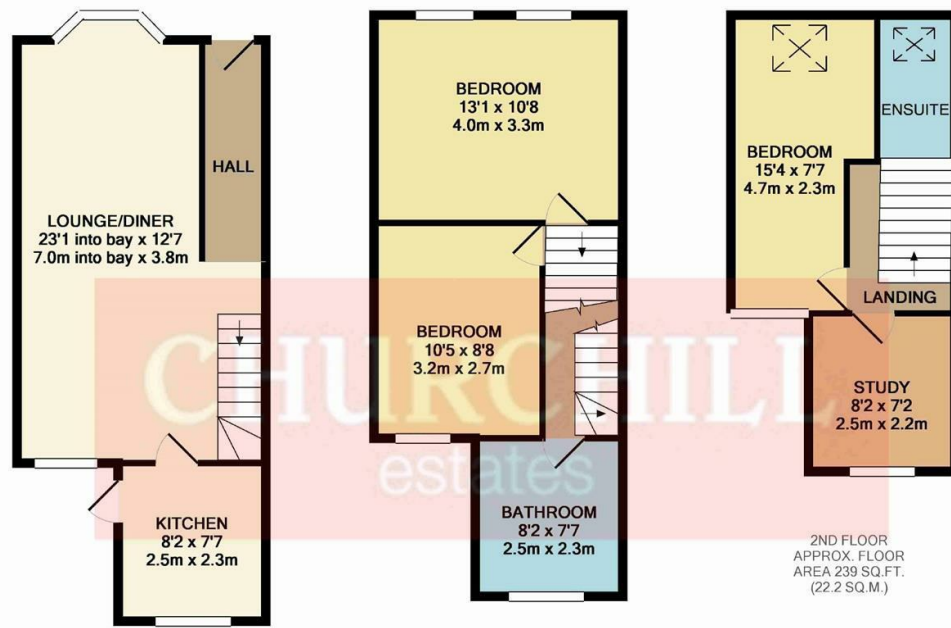




Available Now | Unfurnished | Four/Three Bedroom Victorian Terrace House | Private Rear Garden | Close to Blackhorse Road Station | Through | Lounge Dining Room | En Suite to Loft Bedroom | Gas Central Heating | Well Presented Throughout



GROUND FLOOR
APPROX. FLOOR
AREA 347 SQ.FT.
(32.2 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 341 SQ.FT.
(31.7 SQ.M.)

2ND FLOOR
APPROX. FLOOR
AREA 239 SQ.FT.
(22.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 927 SQ.FT. (86.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Lancaster Road, Walthamstow, E17 6AH
£2,650 Per Calendar Month

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	57
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	



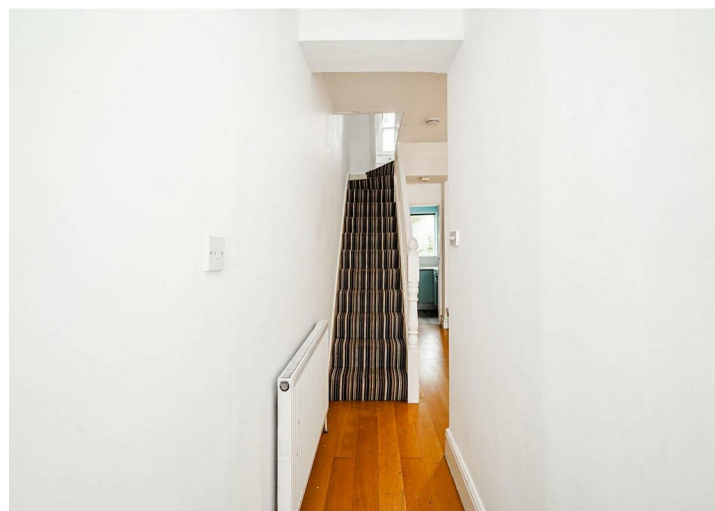
EPC Rating - D
Council Tax Band C
5 Week Security Deposit
£3057.00
Periodic Tenancy

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.



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

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Nestled on the charming Lancaster Road in Walthamstow, this delightful four-bedroom Victorian terrace house offers a perfect blend of classic elegance and modern convenience. Spanning an impressive 904 square feet, this well-presented home is available for rent from early July and comes unfurnished, allowing you to personalise the space to your taste.

As you enter, you are welcomed into a spacious reception area that leads seamlessly into a bright and airy lounge dining room, ideal for both entertaining guests and enjoying family time. The property boasts four generously sized bedrooms, including a loft bedroom complete with an en suite bathroom, providing a private retreat for relaxation.

The house features two well-appointed bathrooms, ensuring ample facilities for the whole family. The private rear garden is a wonderful addition, offering a tranquil outdoor space for gardening, play, or simply unwinding after a long day.

Conveniently located close to Blackhorse Road Station, commuting to central London is a breeze, making this property perfect for professionals and families alike. With gas central heating throughout, you can enjoy a warm and comfortable environment year-round.

This Victorian terrace house is not just a home; it is a lifestyle choice, combining the charm of period features with the practicality of modern living. Do not miss the opportunity to make this lovely property your new home in Walthamstow.

