



## Brookdale Road

, Walthamstow, E17 6QH

# Rental £2,700 pcm

4 bedroom House available Now

232 Hoe Street, Walthamstow, London, E17 3AY  
[info@walthamestates.co.uk](mailto:info@walthamestates.co.uk)

## 0208 509 0444

### Opening Times

Mon 09.30 - 17.30; Tues 09.30 - 17.30  
Wed 09.30 - 17.30; Thurs 09.30 - 17.30  
Fri 09.30 - 17.30; Sat 10.00 - 14.00; Sun Closed

# Waltham Estates

\* Unfurnished

## Situation

CLEAN AND SPACIOUS FOUR BEDROOM TERRACED HOUSE AVAILABLE TO LET FROM THE 1ST OF MAY!!! GUIDE PRICE: £2750 - £2850 Waltham Estates are pleased to offer this modern and spacious four bedroom house located in the heart of Walthamstow. The property comprises of a large reception, separate kitchen, four spacious bedrooms, one bathroom and a detached multipurpose room located in the garden. The house has been renovated in style and to high specifications. The property is located in the vicinity of Forest Road where you will have a great variety of local amenities. There are excellent transport links to and from the property within a short walk. Key Features: - Modern and Stylish Terraced House - Newly Renovated - Gas Central Heating - Double Glazed Windows - Laminate Flooring - Detached multipurpose room - Private Garden - Close to Lloyd's Park - Close to Walthamstow Central Station Call now to book a viewing !!! Council Tax Band - D

## Accommodation

All measurements are approximate.

## Further Information

The deposit required is £2,700

The landlord is willing to rent this home to Employed, Self Employed, Own Means, Company

The landlord is willing to rent the property for a minimum of 6 Months and a maximum of 12 Months

## Energy Performance Certificates

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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		
England & Wales		EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

Property Ref: inst-2879

Creation Date: 13/05/2024

## IMPORTANT INFORMATION

For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Waltham Estates Ltd, 2024. Waltham Estates Ltd Registered in England No. 6782781