



Edward Avenue, London, E4

BUTLER & STAG





**Located on Edward Avenue, Butler & Stag are delighted to offer for rent this spacious, two double bedroom first floor apartment.**



- Two Bedroom Flat
- Separate Kitchen
- Communal Garden
- First Floor
- Good Location
- Must Be Seen

This light filled property offers a bright reception room, a separate modern fitted kitchen, two well-proportioned bedrooms and a family bathroom suite.

Edward Avenue is a quiet residential turning, set just moments from the site of the historic Walthamstow Stadium (now an award-winning development) and sitting on the border of Chingford and Walthamstow. Locally, we have excellent shopping on hand (Sainsburys super store), some very well-regarded schooling nearby and Arsenal Youth Academy is heavily involved with the local community.

Council Tax Band C



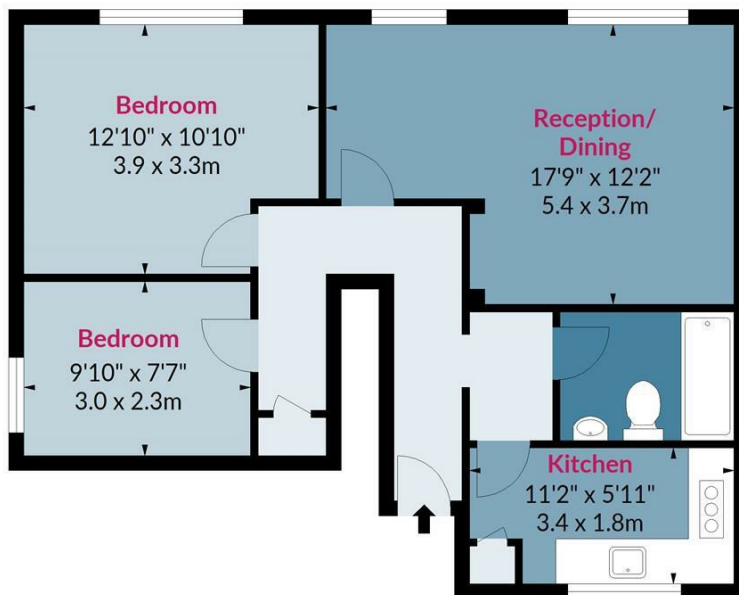




## Edward Avenue, E4

Approx. Gross Internal Area 624 Sq Ft - 57.97 Sq M

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### First Floor

Floor Area 624 Sq Ft - 57.97 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 29/6/2024

IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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