



Edward Avenue, London, E4

BUTLER  STAG



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



- One Bedroom Flat
- Duplex Apartment
- Open Plan Kitchen / Living Room
- Good Location
- Good Transport Links
- Must Be Seen

This light filled property offers a bright open plan living room / kitchen, spacious bedroom 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

Approx. Gross Internal Area 66.2 Sq M ( 712.2 Sq Ft )

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Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value.  
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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.

BUTLER & STAG

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