



www.kings-group.net

248 Hoe Street
Walthamstow E17 3AX
Tel: 020 8521 1122

Melford Road, London, E17 7EL
£1,700 Per Month

Kings Group is proud to present this lovely three bedroom property on the well located Melford Road. Upon entrance the property consists of a large living room to the front of the property, followed by a fantastic sized dining room, and spacious kitchen to the rear that allows access to the downstairs bathroom and the rear garden. On the first floor are two double bedrooms and a single bedroom. A major selling feature for this property is also the location, being situated just behind the famous Walthamstow market allows access to many amenities as well as being within walking distance to Walthamstow Central & St James Street Station. Just a two minute walk in the opposite direction and you are in Lea Valley so country walks and bike rides are right on your doorstep as well. Call today to avoid certain disappointment.



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	







Associated Offices in London, Essex and Hertfordshire
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