



www.kings-group.net

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Lancaster Road, London, E17 6AJ
£2,850

REDUCED AGENCY FEE

IMMACULATE and AVAILABLE NOW this four bedroom home would be ideal for professional sharers or a professional family. Only a moments walk from **BLACK HORSE LANE STATION** this home is in the heart of Walthamstow. The property comes with **THREE BATHROOMS**, **INTEGRATED WHITE GOODS**, **UNDERFLOOR HEATING** and a **JULIETTE BALCONY** in the top bedroom. There are three doubles and a single with **DOWNSTAIRS RECEPTION ROOM**. Please call 02085 211 122 as this wont be around long.



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	





