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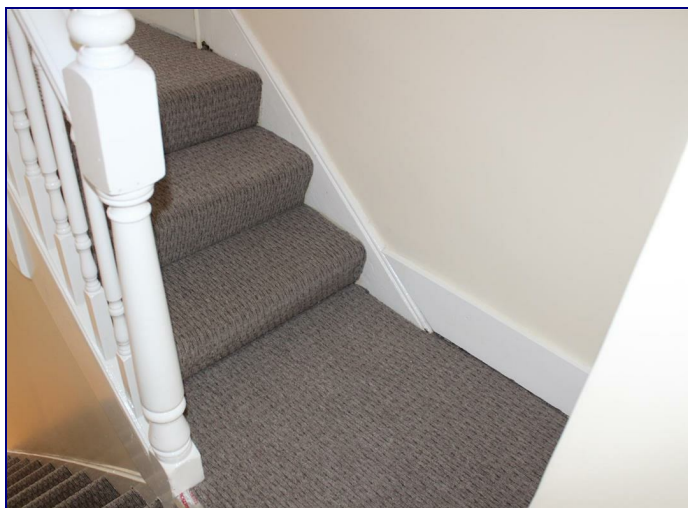
248 Hoe Street
Walthamstow E17 3AX
Tel: 020 8521 1122

Melbourne Road, London, E17 6LR
£2,200 PCM

Kings Group lettings agents are proud to present this immaculate four bedroom house. This property is located just a five minute walk away from Blackhorse Road Underground on the Victoria Line, making the location immensely suitable for city workers.

The property is presented in spotless condition and includes two very spacious double bedrooms including a loft extension, a smaller double third room, a single room, a bright medium-sized bathroom, two large receptions, a beautiful easily maintained garden and an expansive modern kitchen.

In addition, the property comprises gas central heating and several storage compartments.



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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