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

Woodstock Road, London, E17 4BH  
£2,500 Per Month

Recently renovated 4 bed family home with mature garden available in Upper Walthamstow. Master bedroom; has en suite; 3 double and 1 single bed. Kitchen; dining room and lounge. Back and front lounge have working fire places.

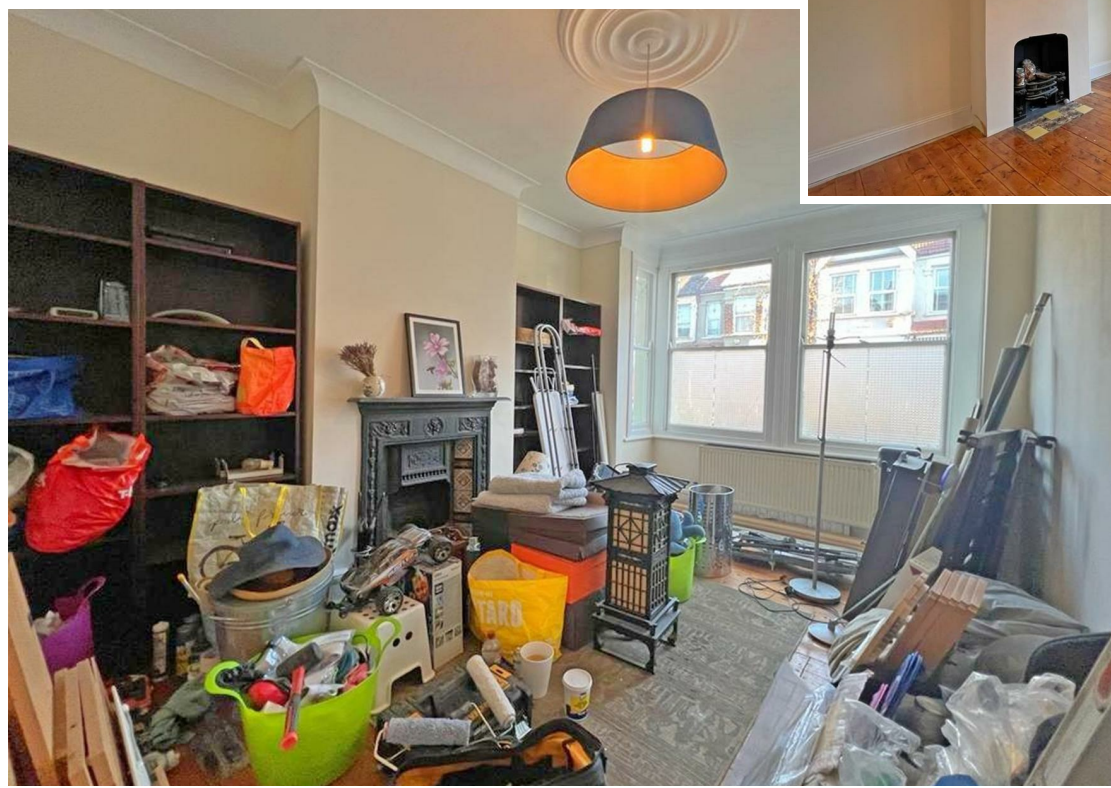
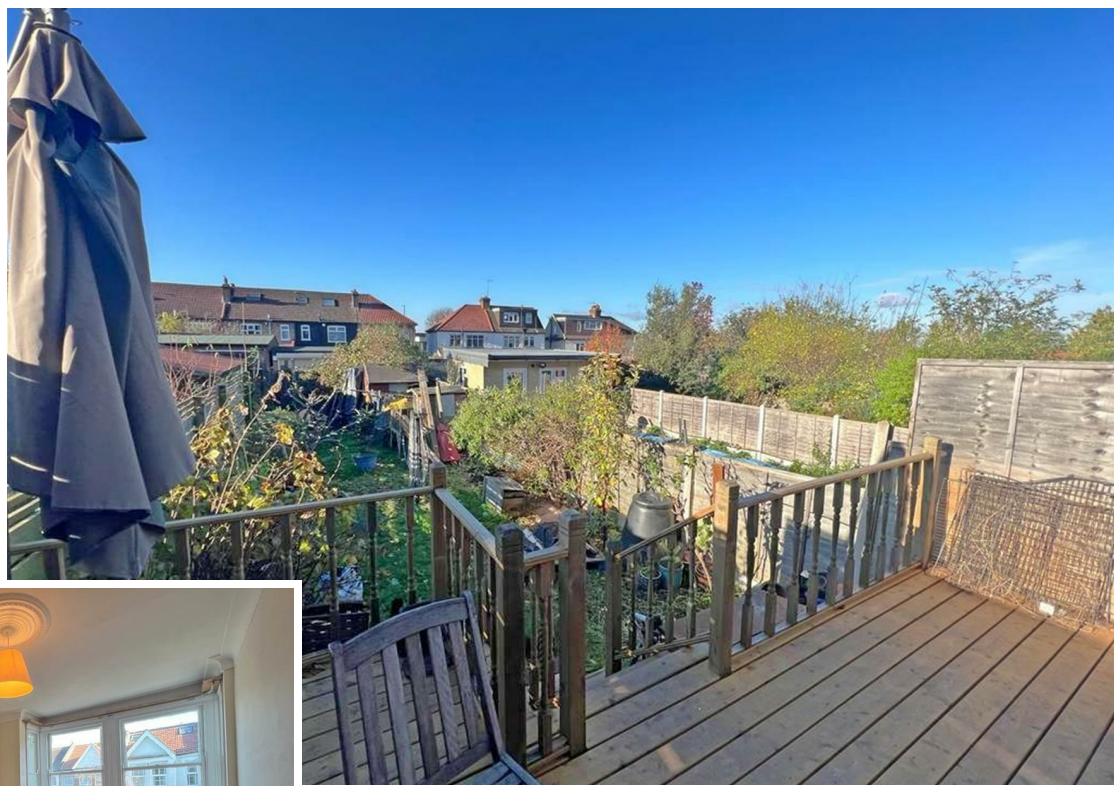
This is an end of terrace; Victorian house with original sash windows at front of house and a long garden with apple trees and fruit bushes.

Woodstock Road is wonderfully placed for Epping Forest, whilst transport links are plentiful with Wood Street station being half a mile away giving easy access in to London Liverpool Street in around half an hour and Walthamstow Central is just one stop away if you need the Victoria Line. The School catchment area is fantastic with Woodside Primary being close by which has an outstanding Ofsted report and the close proximity of the vast green spaces of Epping Forest make this property ideal for a growing family.



| 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<br>2002/91/EC |  |

| Environmental Impact (CO <sub>2</sub> ) 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<br>2002/91/EC |  |







Associated Offices in London, Essex and Hertfordshire  
Kings Head Office Tudor Lodge, Burton Lane, Goffs Oak, Hertfordshire EN7 6SY Tel: 01707-872000

