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**Amber Avenue, London, E17 5PA**  
**£1,700 Per Month**

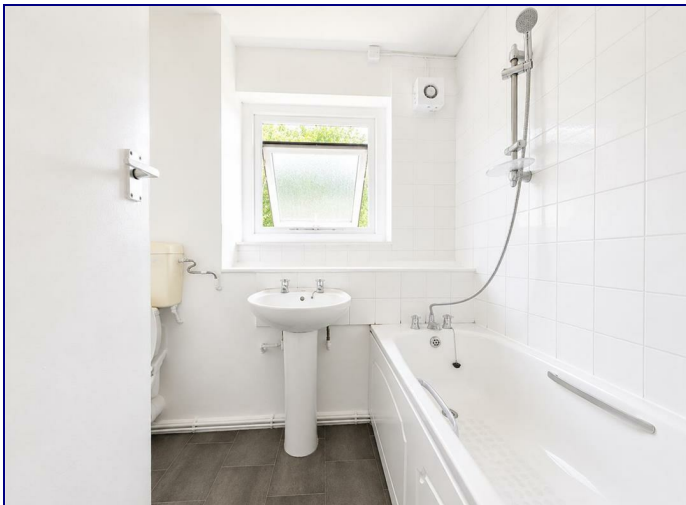
**\*\*MUST BE VIEWED\*\***


Kings Lettings are delighted to present to the market this spacious two-bedroom flat, ideally located in the heart of Walthamstow.


The property offers two generously sized double bedrooms, a bright and spacious separate reception room, a fully fitted kitchen, and a modern family bathroom. Further benefits include double glazing throughout, gas central heating, and the property is offered unfurnished.

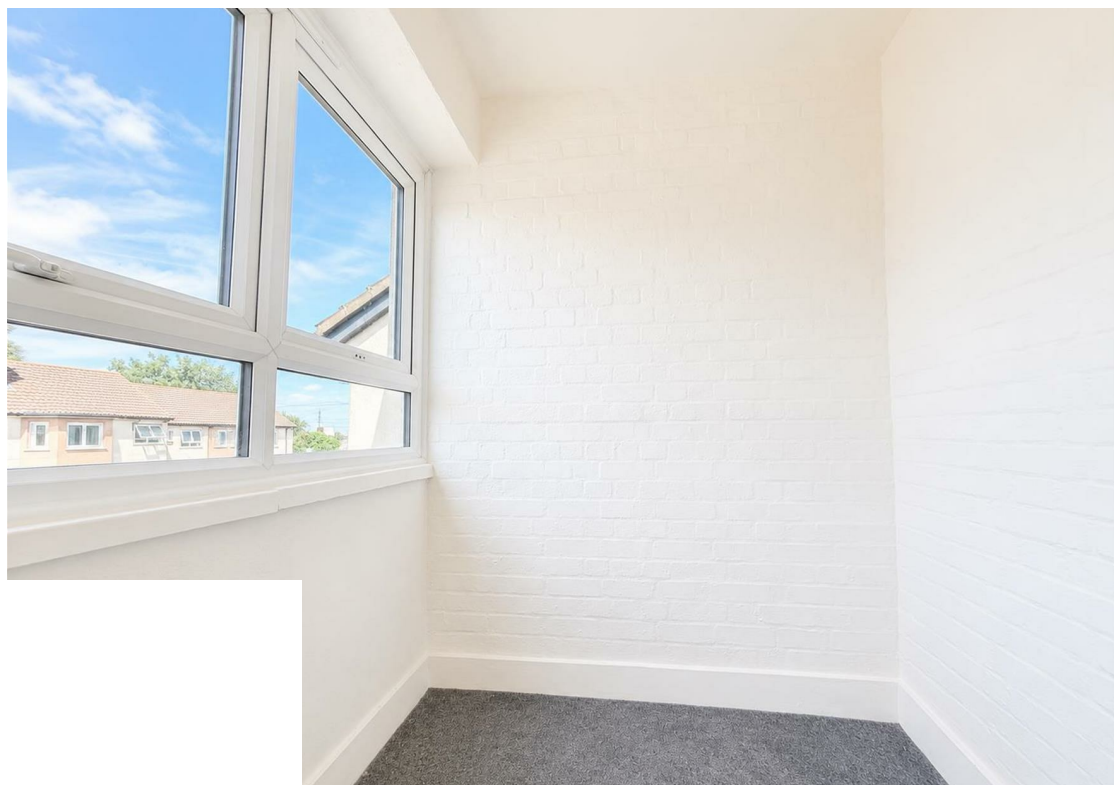
Ideally situated, the property enjoys excellent access to local transport links, all within walking distance, as well as a wide range of nearby shops, restaurants, and local amenities.

**\*\*Available Now – Early viewing is highly recommended.\*\***



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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







Associated Offices in London, Essex and Hertfordshire  
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