



www.kings-group.net

248 Hoe Street
Walthamstow E17 3AX
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Woodside Park Avenue, London, E17 3NP
£2,150 Per Month

Located on a private residential road close to Wood Street station, this generously proportioned home offers a welcoming entrance hallway giving a great sense of space. The lounge with its large bay window to the front provides ample living space to relax, whilst the fitted kitchen and dining room to the back of the house both allow access to the private rear garden.

Upstairs there are two large double bedrooms, plus a third single bedroom. The master to the front includes a large bay window, whilst the rear double bedroom enjoys views across the garden. In addition, there is a large family bathroom.

Woodside Park Avenue is a sought-after private road located within just a short walk of Wood Street overground Station. You have road links to the A406, M11 and M25 nearby. Parts of Epping Forest are just minutes away while there is also easy access to shopping and leisure facilities at Wanstead, Woodford and Walthamstow Central. The property is also set within good catchment areas for both primary and secondary schools making this ideal for a family.

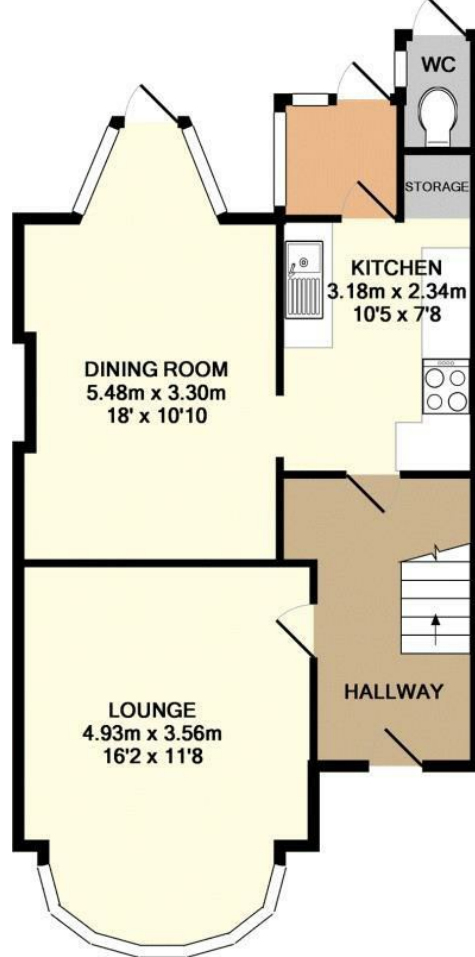


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

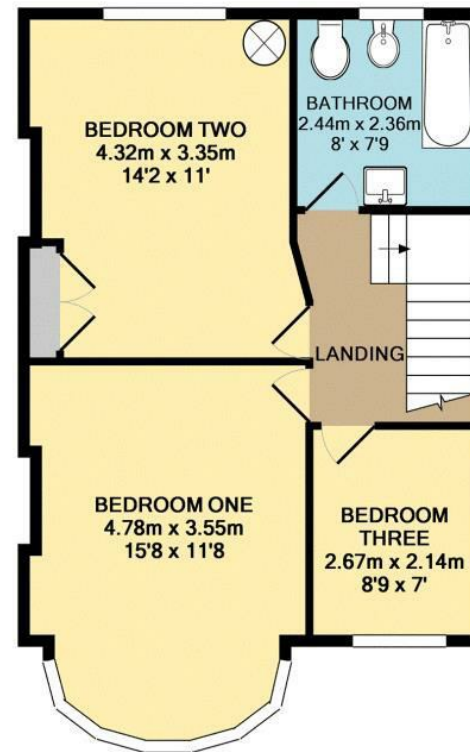
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	







GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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