



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			
(61-81) B			
(49-60) C			
(35-48) D			
(29-34) E			
(21-28) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



RODNEY PLACE, LONDON

£2,300 Per Calendar Month
 3 Bed House



Features:

- Newly Renovated
- End of Terrace House
- Three Bedrooms
- Available Now
- Double Reception
- Huge Private Garden
- Close to Schools
- Quiet Residential Neighbourhood

A smart and spacious three-bedroom end-terrace home situated on a quiet residential street perfectly positioned between the greenery of Lloyd Park and Higham Hill Park. Key highlights include a beautifully landscaped rear garden, two versatile reception rooms, and a stylish first-floor bathroom, all finished with smart decor throughout.

While the immediate neighbourhood is packed with independent gems, Blackhorse Road Station is just a mile away, where you have access to the Victoria line and Suffragette Overground. Buses are also plentiful, so it's a brilliant base for anyone wanting to enjoy all the perks of London.

REQUEST A VIEWING
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IF YOU LIVED HERE...

Spanning over 832 square feet of smart living space, this home is designed for modern comfort. Beyond the charming curved front garden, you'll find two bright reception rooms featuring neutral tones and smart flooring. The separate kitchen is a practical, well designed space with modern fittings and direct access to the landscaped garden. Here, Japanese-style shingle meets a large lawn and mature foliage, creating a private retreat.

Upstairs, you have three well-balanced bedrooms, each smartly decorated. The family bathroom completes the floor, featuring an over-tub shower and terrazzo-style tiling.

You are perfectly placed to explore the creative heart of Walthamstow. Whether it's the vast Walthamstow Wetlands, farmers market in of Lloyd Park, or the community vibe of Higham Hill Park, green space is always a stroll away.

The local food and drink scene is world-class. Within 15 minutes, you can pick up pizza at the Italian Bakery, browse biodynamic vino at Forest Wines, or visit the UK's first dedicated brandy house, Burnt Faith. You're even near a preserved original Banksy at Bonners fish and chip shop. For socialising, the famous Blackhorse Beer Mile and the new community saunas are right nearby. You'll never be short of things to do.



WHAT ELSE?

- You'll also benefit from being just 1.1 miles from the newly opened Soho Theatre Walthamstow, a major cultural landmark brought to life with a £30 million investment as part of the council's London Borough of Culture 2019 initiative to put arts and culture at the heart of the community.
- Head to Walthamstow Central for Europe's longest market which runs along Walthamstow High Street, as well 17&Central shopping centre and Forest Cinema.
- Head towards the Bell junction and Hoe St beyond, and you'll come across some of the excellent independent ventures, including vegetarian-focused cafe Buhler, award-winning pizza restaurant Sodo, and the gloriously eclectic Walthamstow Trades Hall.

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