

## PEARL ROAD, WALTHAMSTOW

£1,300 Per Calendar Month  
 0 Bed Apartment - Studio



### Features:

- ALL BILLS INCLUDED
- WIFI INCLUDED
- Communal Kitchen
- Ensuite Bathroom
- On Street Parking
- Ground Floor Apartment
- Council Tax Band D
- EPC Rating D
- Holding Deposit: Equivalent to 1 Week's Rent, Capped at £400

WIFI, GAS, ELECTRIC, WATER AND COUNCIL TAX INCLUDED

A recently modernised studio available with en-suite shower rooms to rent. The property benefits from a large communal kitchen, private rear garden and on street permitted parking.

Prices are inclusive of council tax, water, gas, electricity and broadband.

REQUEST A VIEWING  
 0203 397 9797

**E11, E7, E12 & E15**  
 hello11@stowbrothers.com  
 0203 397 2222

**E4 & N17**  
 hello4@stowbrothers.com  
 0203 369 6444

**E17 & E10**  
 hello17@stowbrothers.com  
 0203 397 9797

**E18 & IG8**  
 hello18@stowbrothers.com  
 0203 369 1818

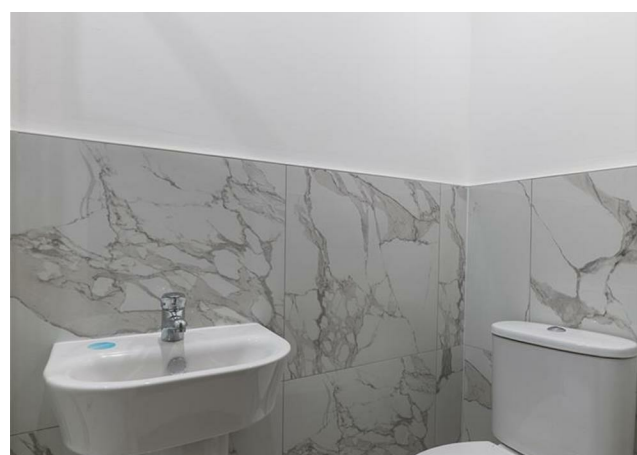
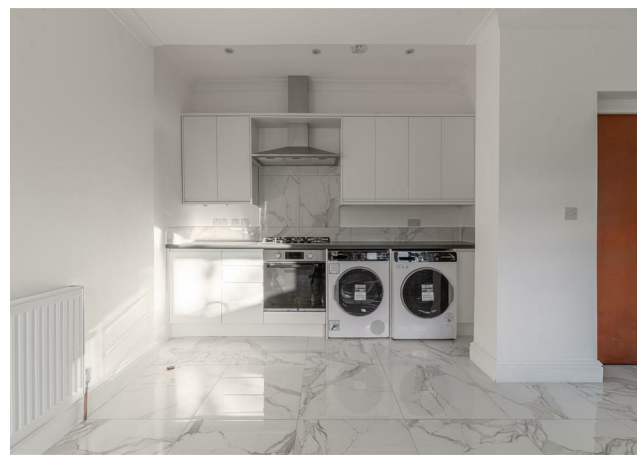
**E8, E9, E5, N16, E3 & E2**  
 hellohackney@stowbrothers.com  
 0208 520 3077

**New Homes**  
 newhomes@stowbrothers.com  
 0203 325 7227

**Investment & Development**  
 id@stowbrothers.com  
 0208 520 6220

**Property Maintenance**  
 propertymanagement@stowbrothers.com  
 0203 325 7228

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#### IF YOU LIVED HERE...

Hoe Street sits a mere two minutes away for foot traffic, and is home to an increasing range of independent bars, restaurants and cafes. A little further down the Art Deco Granada cinema will soon be reimagined by Soho Theatre as a 1,000 seat entertainment venue. Finally, just half a mile on foot, you have the comprehensive transport links of Walthamstow Central station, with Kings Cross just fifteen minutes away direct.



#### WHAT ELSE?

- Our borough's beloved green gem of Lloyd Park is just three minutes away on foot, Walthamstow Village's diverse range of gastropubs is just a fifteen minute walk, and even the craft beer paradise of the Walthamstow Beer Mile is around twenty minutes away. A wealth of popular destinations on your doorstep.
- With the loft space so far untouched you could potentially add a whole new storey as some of your neighbours have done (subject to the usual permissions). All of which makes this property a particularly fine investment and a home that will meet the needs of you and yours for years to come.
- Current or prospective parents will be pleased to know that you have thirty one primary/secondary schools all less than a mile on foot and all rated 'Good' or 'Outstanding' by Ofsted. The 'Outstanding' Greenleaf Primary is less than ten minutes walk.

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