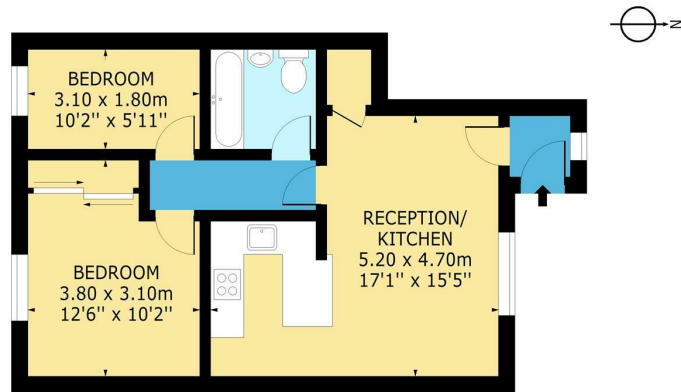


Boleyn Close, E17
 Approx. Gross Internal Area 526 Sq Ft - 48.87 Sq M



GROUND FLOOR

THE STOW BROTHERS

Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet. Date: 6/11/2023



BOLEYN CLOSE, WALTHAMSTOW

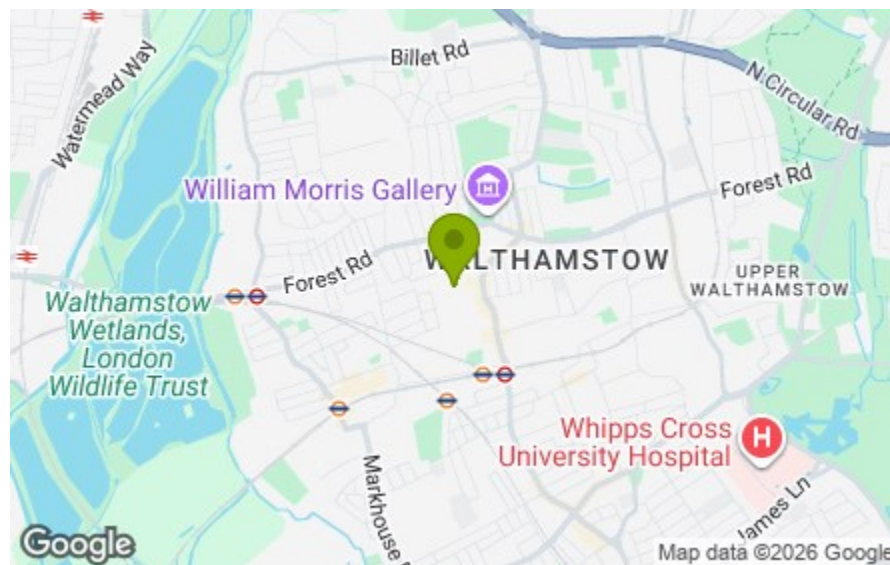
£1,850 Per Calendar Month
 2 Bed Flat



Features:

- Gated Development
- Two Bedrooms
- Available July
- Open Plan Kitchen/Living Room
- Wooden Floors
- Off Street Parking
- Close To Walthamstow Central
- Plethora of Amenities Close By

Set within a private residential development is this great two bedroom ground floor flat. The property boasts a crisp modern decor throughout with wooden floors, double glazed windows and full gas central heating. Upon entering the flat you are greeted by a cleverly laid out open planned kitchen/ living room perfect for entertaining whilst cooking. Through the hallway there is a sizable bathroom, a large double bedroom and decent sized single bedroom ideal as a guest room/ office. Further benefits include well maintained communal gardens, off street parking and a location second to none with Walthamstow Central a short stroll away.



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		75	75
		EU Directive 2002/91/EC	

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

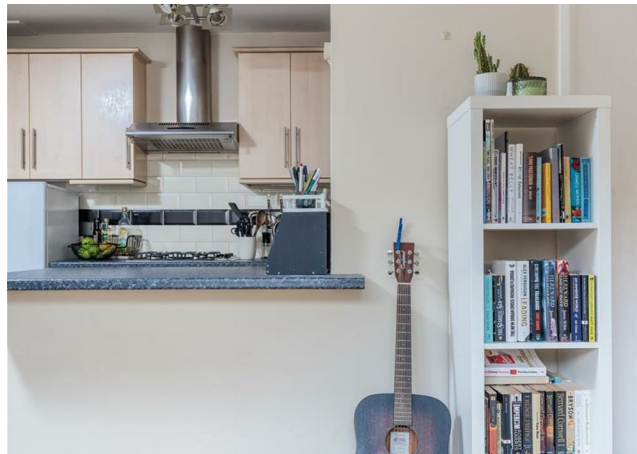
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