



Total Area: 71.8 m<sup>2</sup> ... 773 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only



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	



## EDINBURGH ROAD, WALTHAMSTOW

£2,600 Per Calendar Month  
 2 Bed House



### Features:

- Two Bedroom
- First Floor Bathroom
- Large Through Lounge
- Private Rear Garden
- Ground Floor WC
- On Street Permit Parking Available
- Council Tax Band D
- EPC Rating C

A beautifully bright and immaculately appointed two bedroom house, perfectly placed by so much that makes Walthamstow special. Walthamstow Central station, our wonderful Village and High Street are all within easy reach.

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

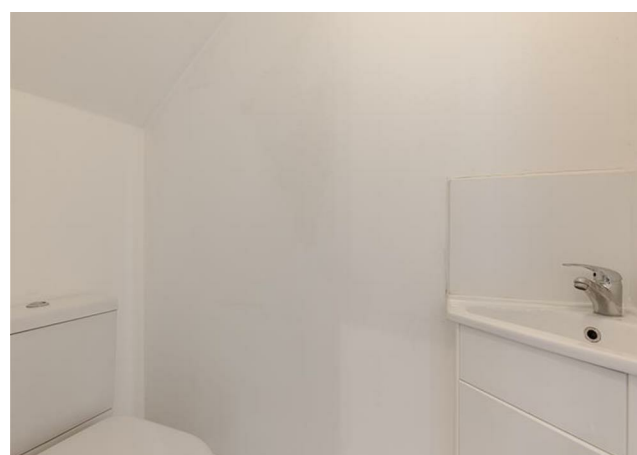
**E8, E9, E5, N16, E3 & E2**  
 hellohackney@stowbrothers.com  
 0208 520 3077

**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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Outside and Walthamstow Central is a little over five minutes away on foot. The Victoria Line will get you straight to Kings Cross in fifteen minutes or Oxford Circus in twenty, plus we're at the top of the line here so you'll always get a seat. Liverpool Street is also just twenty minutes away via the Overground, putting both the City and West End less than half an hour away door-to-door.



#### WHAT ELSE?

- Walthamstow Village is right on your doorstep, you can be strolling among these peaceful, part pedestrianised streets a mere ten minutes after stepping out your front door, sampling the diverse array of high end, independent dining and wine establishments. From sumptuous Sunday Roasts to genuine tapas, every taste is catered for.
- You have a secluded private patio, for that all important outside space
- Walthamstow High Street, home to the Empire Cinema, Walthamstow Mall and Europe's longest street market, is just five minutes' walk.

REQUEST A VIEWING  
0203 397 9797

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