

Available Beginning/Mid August | Unfurnished | Lloyd Park Location | Two Double Bedrooms | First Floor Warner Flat | Modern Kitchen | Part Double Glazing | Private Section of Garden | 0.9 Miles to Walthamstow Central | Gas Central Heating



# Brettenham Road, London, E17 5AX

## £1,950 Per Calendar Month

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	



EPC Rating C

5 week security deposit - £2250.00

12 month minimum tenancy (6 month break clause may be available)

Council Tax Band - B

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.

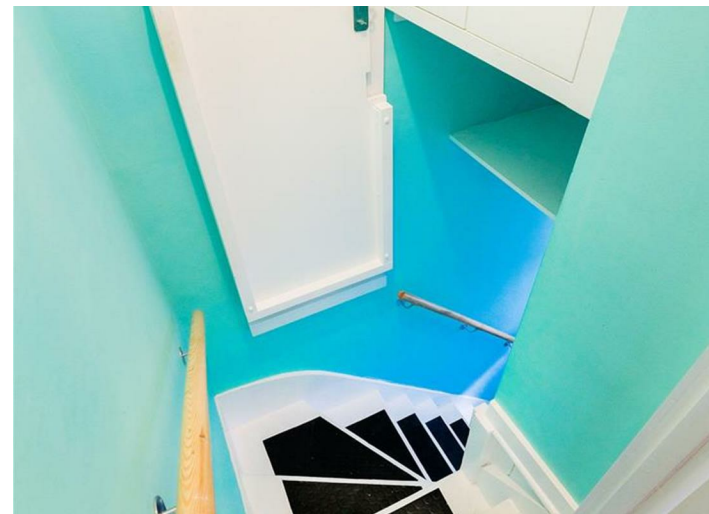


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Nestled on the charming Brettenham Road in London, this delightful first-floor apartment offers a perfect blend of comfort and modern living. Available from the beginning to mid-August, this unfurnished property is ideal for those looking to make it their own.

The apartment features two spacious double bedrooms, providing ample space for relaxation and rest. The well-appointed reception room serves as a welcoming area for entertaining guests or enjoying quiet evenings at home. The modern kitchen is designed with functionality in mind, making it a joy to prepare meals.

One of the standout features of this property is the private section of the garden, offering a serene outdoor space to unwind and enjoy the fresh air. The apartment benefits from part double glazing and gas central heating, ensuring a warm and inviting atmosphere throughout the year.

Situated in the desirable Lloyd Park location, this property is conveniently located just 0.9 miles from Walthamstow Central, providing easy access to transport links and local amenities. This first-floor Warner flat is a fantastic opportunity for anyone seeking a comfortable and stylish home in a vibrant area of London. Don't miss the chance to make this lovely apartment your new residence.

