



GROUND FLOOR  
APPROX. FLOOR  
AREA 581 SQ.FT.  
(53.9 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 445 SQ.FT.  
(41.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1026 SQ.FT. (95.3 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Council: Waltham Forest | Council Tax Band: D | Floor Area: 1054.00 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>68</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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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Pearl Road, Walthamstow, E17 4QZ  
£2,300 Per Month

Bedrooms: 3 | Reception Rooms: 2 | Bathrooms: 2



Request a Viewing: **0208 503 6060** Email: **walthamstow@wearechurchills.co.uk**



Nestled on the charming Pearl Road in Walthamstow, E17, this delightful Victorian terraced house offers a perfect blend of classic elegance and modern convenience. Spanning an impressive 1,054 square feet, the property boasts three well-proportioned bedrooms, making it an ideal home for families or professionals seeking ample space.

Upon entering, you are greeted by two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings at home. The well-presented interiors are enhanced by double glazing, ensuring a warm and comfortable atmosphere throughout the year. The heart of the home is undoubtedly the modern kitchen/diner, which provides a stylish and functional space for cooking and dining, catering to both casual meals and more formal gatherings.

With two bathrooms, morning routines are made easy, accommodating the needs of a busy household. The property is equipped with gas central heating, ensuring warmth and comfort during the colder months.

Available now and offered unfurnished, this charming Victorian terrace is ready for you to make it your own. Its prime location in Walthamstow offers excellent transport links and a vibrant community, making it a desirable choice for those looking to enjoy the best of London living. Don't miss the opportunity to view this lovely home, where classic charm meets modern living.

