


kings GROUP

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## Woodford New Road, Walthamstow, E17 3PT

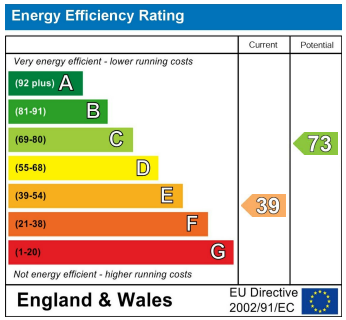
## £1,600 Per Month

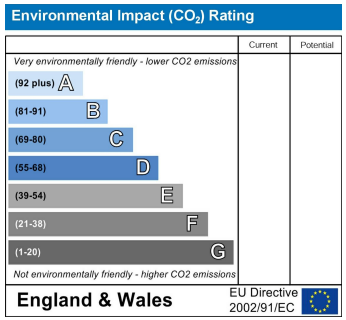
Kings Group estate agents are proud to present this two bedroom purpose built flat. The property consists of a large lounge, two double bedrooms, a fully fitted kitchen and a family bathroom with separate W/C. The property also has the added benefits of allocated parking and communal gardens. The property overlooks Epping Forest and gives a real country feel to this urban property. The property is ideally located being within walking distance to both Hollow Ponds & Snaresbrook underground station. Hollow Ponds is a beautiful part of Epping Forest and what better way to explore it than by hiring a boat and discovering the delights of the wildlife, surrounding shores and the encompassing ancient woodland of Epping Forest. Wood Street station, The Walthamstow Village & Lea Bridge Road amenities are all within walking distance to this property so you really are spoilt for choice. Call today to see this fantastic property and avoid certain disappointment.







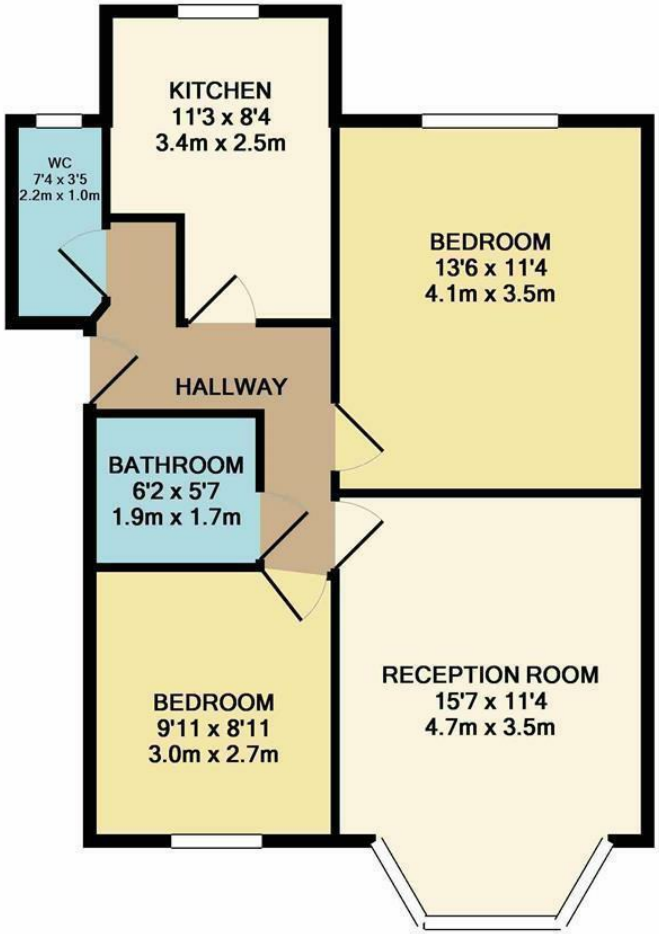

Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
39
73
England & Wales
EU Directive 2002/91/EC


Environmental Impact ($CO_2$) Rating
Current
Potential
Very environmentally friendly - lower CO2 emissions
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO2 emissions
England & Wales
EU Directive 2002/91/EC










TOTAL APPROX. FLOOR AREA 601 SQ.FT. (55.8 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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The Property Ombudsman