

kings GROUP

**www.kings-group.net**

248 Hoe Street
Walthamstow E17 3AX
Tel: 020 8521 1122

**Warwick Road, Walthamstow, E17 5NP**

**£2,200 Per Month**

** UNDER GOING REFURB** Kings Lettings are delighted to offer this **well-presented three-bedroom family home** located on Warwick Road, E17.

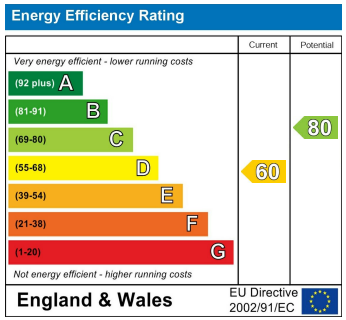
The property offers well-proportioned accommodation throughout and comprises **three bedrooms, a spacious reception room, a fitted kitchen and a family bathroom**, making it an ideal home for a family looking for comfortable and practical living space.

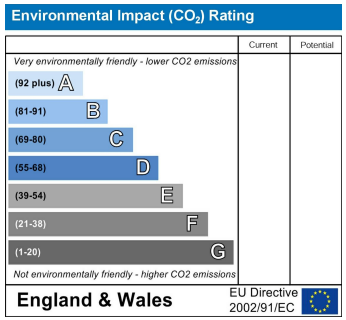
The property benefits from a **residential location in Walthamstow**, with a wide range of local shops, supermarkets, cafés, restaurants, schools and other amenities close by. Excellent transport links provide easy access to Walthamstow and Central London.



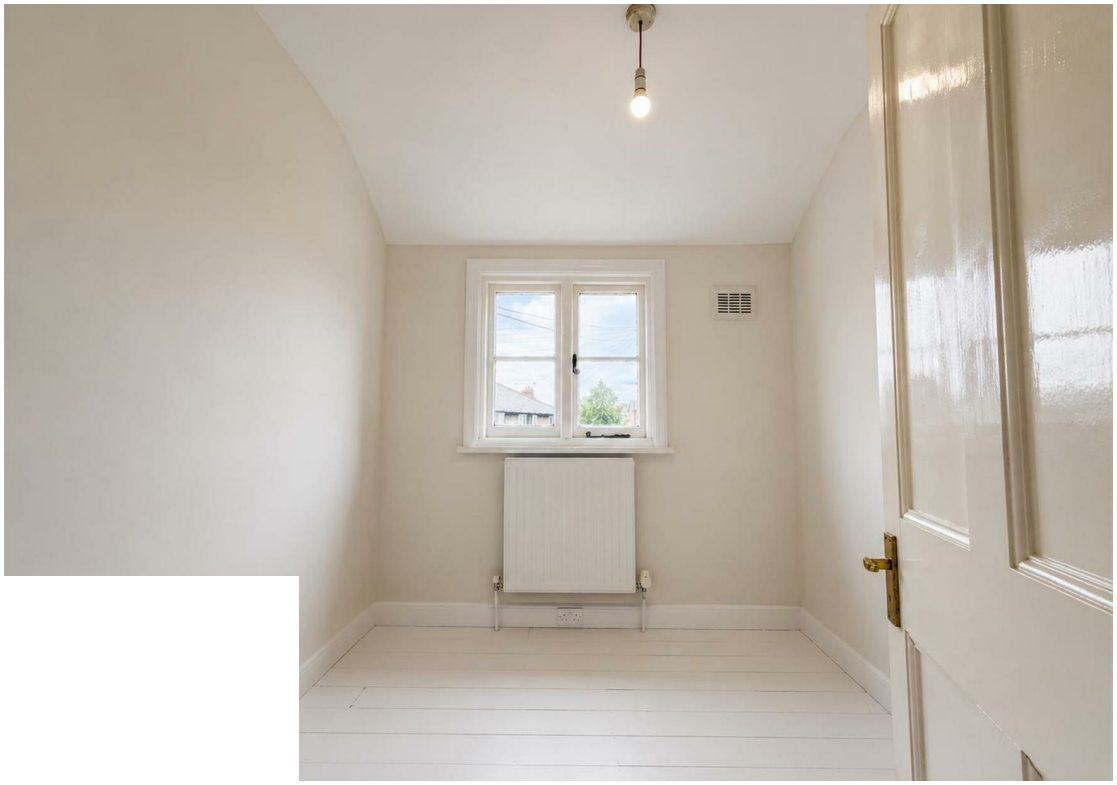





Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
60
80
England & Wales
EU Directive 2002/91/EC


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








KITCHEN
GOOD FOOD
GOOD MOOD
GOOD DAY









The Property Ombudsman