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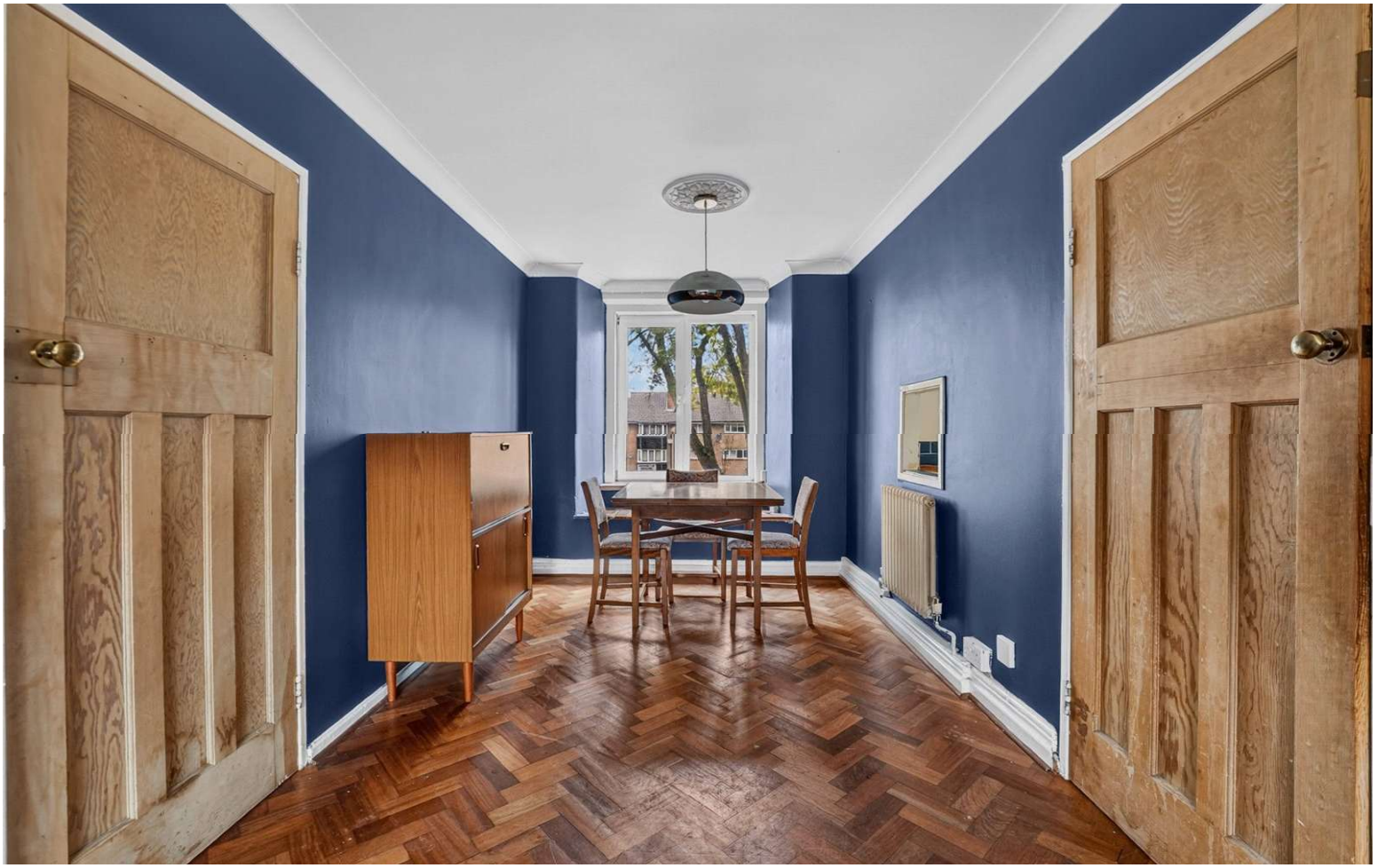
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Batten House, The Drive
E17 3BX
£1,900 per month
Ground floor flat









Batten House, The Drive
E17 3BX

£1,900 per month

Ground floor flat

Available from November, this well presented two bedroom ground floor apartment is situated on The Drive, a quiet, leafy, tree lined residential road.

The property offers a lovely sense of space, with a bright and airy interior, attractive parquet flooring and freshly repainted walls throughout, creating a fresh and welcoming home.

The property comprises two generous double bedrooms, a good sized living room with ample space for dining, a separate kitchen, a modern three piece bathroom and access to communal gardens.

Location is a real highlight. Ideally positioned for both convenience and lifestyle, the apartment is just a short stroll from the local cafés, restaurants, pubs and amenities Walthamstow has to offer. The popular Walthamstow Village, with its fantastic selection of independent cafés, restaurants and traditional pubs, is a 5 minute walk away.

For commuters, Walthamstow Central Station is approximately a 13 minute walk, while Lloyd Park is just 7 minutes away, offering beautiful green open space right on your doorstep.

Features

- **Ground floor flat**
- **Two double bedrooms**
- **Living room with dining space**
- **Kitchen**
- **Three piece bathroom**
- **Unfurnished**
- **13 minute walk to Walthamstow Central**
- **Tax band B**
- **Available November**

EPC Ratings

Energy Efficiency Rating	**70**
Environmental Impact (Co_2) Rating	**70**

0.7 Miles

Communal Gardens

Permit Parking

1

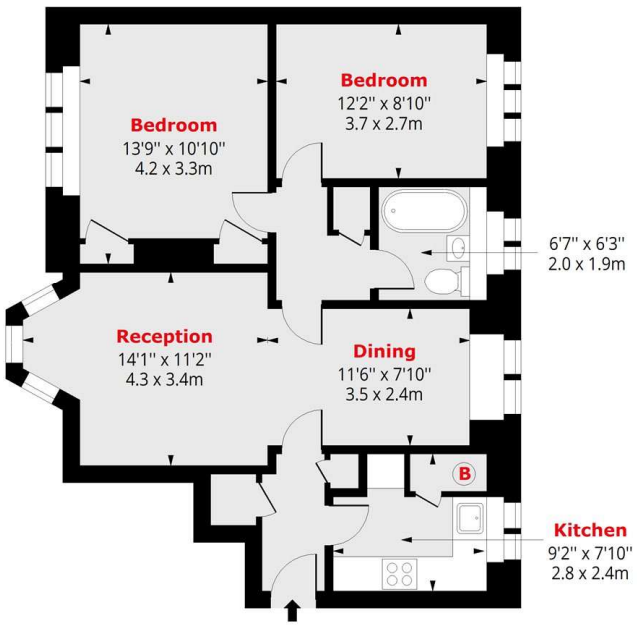
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1

Floor Plans

Batten House E17

Approx. Gross Internal Area 722 Sq Ft - 67.07 Sq M



Ground Floor

Floor Area 722 Sq Ft - 67.07 Sq M

Certified Property Measurer

Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

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Date: 3/11/2026