

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (82 plus) | A | | |
| (61-81) | B | | |
| (49-60) | C | | |
| (35-48) | D | | |
| (29-34) | E | | |
| (21-28) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

PEARL ROAD, WALTHAMSTOW

£1,000 Per Calendar Month
 0 Bed Studio



Features:

- ALL BILLS INCLUDED
- WIFI INCLUDED
- Communal Kitchen
- Ensuite Bathroom
- Newly Renovated
- Single Adult Only
- Private Rear Garden
- Residents Permit Parking
- Holding Deposit: Equivalent to 1 Week's Rent, Capped at £400

WIFI, GAS, ELECTRIC, WATER AND COUNCIL TAX INCLUDED

A recently modernised collection of studio and single room dwellings available with en-suite shower rooms to rent. The properties benefit from a large communal kitchen, private rear garden and on street permitted parking.

Prices are inclusive of council tax, water, gas, electricity and broadband.

REQUEST A VIEWING
 0203 397 9797

E11, E7, E12 & E15
 hello11@stowbrothers.com
 0203 397 2222

E4 & N17
 hello4@stowbrothers.com
 0203 369 6444

E17 & E10
 hello17@stowbrothers.com
 0203 397 9797

E18 & IG8
 hello18@stowbrothers.com
 0203 369 1818

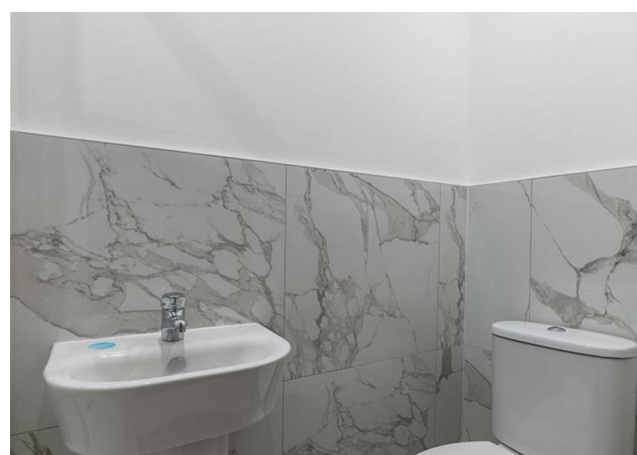
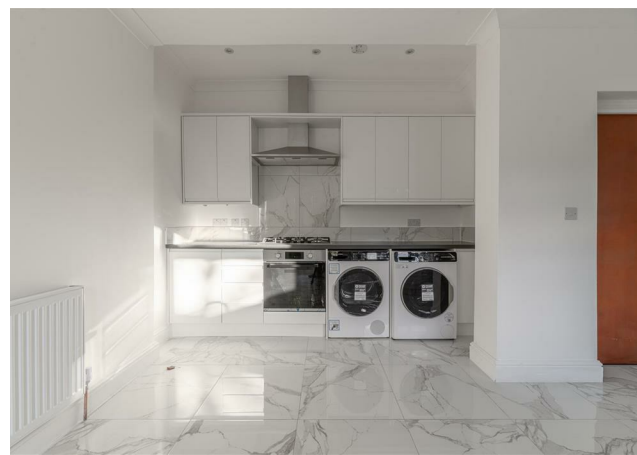
E8, E9, E5, N16, E3 & E2
 hellohackney@stowbrothers.com
 0208 520 3077

New Homes
 newhomes@stowbrothers.com
 0203 325 7227

Investment & Development
 id@stowbrothers.com
 0208 520 6220

Property Maintenance
 propertymanagement@stowbrothers.com
 0203 325 7228

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Hoe Street sits a mere two minutes away for foot traffic, and is home to an increasing range of independent bars, restaurants and cafes. A little further down the Art Deco Granada cinema will soon be reimagined by Soho Theatre as a 1,000 seat entertainment venue. Finally, just half a mile on foot, you have the comprehensive transport links of Walthamstow Central station, with Kings Cross just fifteen minutes away direct.



WHAT ELSE?

- Our borough's beloved green gem of Lloyd Park is just three minutes away on foot, Walthamstow Village's diverse range of gastropubs is just a fifteen minute walk, and even the craft beer paradise of the Walthamstow Beer Mile is around twenty minutes away. A wealth of popular destinations on your doorstep.
- With the loft space so far untouched you could potentially add a whole new storey as some of your neighbours have done (subject to the usual permissions). All of which makes this property a particularly fine investment and a home that will meet the needs of you and yours for years to come.
- Current or prospective parents will be pleased to know that you have thirty one primary/secondary schools all less than a mile on foot and all rated 'Good' or 'Outstanding' by Ofsted. The 'Outstanding' Greenleaf Primary is less than ten minutes walk.

REQUEST A VIEWING
0203 397 9797

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