



4 EVESHAM AVENUE LONDON, E17 4NJ

£1,650 PER MONTH

Internally, the property offers well-balanced and thoughtfully arranged living space across two floors, creating a comfortable and homely feel throughout. The bright reception room serves as the heart of the home, offering ample space for both relaxing and dining, enhanced by generous natural light. The separate kitchen is well laid out with units, good storage capacity and practical worktop space, ideal for everyday living. Upstairs, the two bedrooms are well-proportioned, with the principal bedroom providing excellent space for furnishings, while the second room offers flexibility as a bedroom, study or nursery. The bathroom is finished in a clean, contemporary style, completing a property that is both functional and inviting.

Evesham Avenue is set within a quiet and well-established residential pocket of Walthamstow, offering an excellent balance between peaceful surroundings and vibrant local life. The property is ideally positioned within easy reach of the charming streets of Walthamstow Village, known for its independent boutiques, cafés and restaurants, as well as the expansive greenery of Walthamstow Marshes, perfect for walking, cycling and outdoor leisure. For commuters, nearby stations provide swift and convenient access into Central London, while a variety of local shops, supermarkets and amenities are all close at hand, making this an increasingly sought-after and well-connected East London location.


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ESTATE AGENT



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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