

## Directions

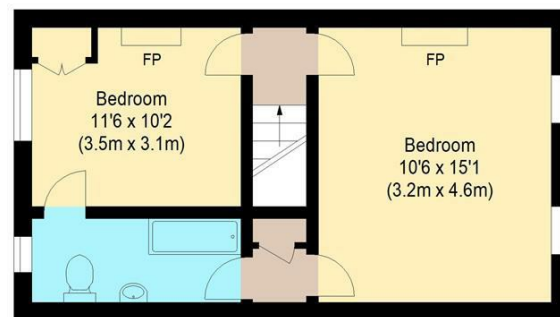
## Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

## EPC Rating

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	81
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



william rose

Bunyan Road, E17

Approximate Gross Internal Floor Area : 78.22 sq m / 842 sq ft  
Shed : 1.86 sq m / 20 sq ft



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.

lpaplus.com

Date: 3/2/2022



39 Bunyan Road, Walthamstow, London, E17 6EY

£2,100 PCM

- 2 double bedrooms
- Private garden
- Close to local amenities
- Bright and airy
- Mid terraced
- Popular location
- Close to Blackhorse road station
- Jack and jill bathroom
- Unfurnished
- Two receptions

## 39 Bunyan Road, London E17 6EY

This well presented 2 bedroom mid terraced home is perfectly located for Blackhorse road station, local shops, popular schools and local restaurants. The bright spacious accommodation benefits from having an attractive rear garden.



Council Tax Band: C



This two bedroom house also has the amazing benefit of two reception rooms on the ground floor. There is a fully fitted well maintained kitchen and a bright green private garden. The first floor comprises of two double bedrooms, a jack and jill bathroom and also gives access to the loft for that little bit of extra storage.

The location is great with this property benefitting from Blackhorse Road station just over half a mile away. The 'Beer Mile' is just around the corner with its variety of micro-breweries, bars, pop-up street food and music events and our personal favourite being 'The Tavern on the Hill' which has just been taken over by The Wild Card Brewery. School catchments are also brilliant with the highly sought after Hillyfield Primary being just 0.2 miles away and makes this property a fantastic home.

Walthamstow is a friendly, diverse place with everything a young family needs - good parks, playgrounds, loads of groups and activities - as well as independent coffee shops and businesses. It has a genuine community spirit, and is an easy place to call home. Check out the homegrown art trail, or the annual Garden Party in Lloyd Park.

The licence restricts number of tenants to a maximum of 2 unrelated persons or a family.

EPC Rating: D.  
Council Tax Band: C.