



## Butterfields

Walthamstow, London, E17 9JD

**Rental £1,450 pcm**  
2 bedroom House available 20 March 2020

175 Hoe Street, Walthamstow, London, E17 3AP  
[info@lpagents.com](mailto:info@lpagents.com)

**0208 5096210**

### Opening Times

Mon 09.00 - 18.00; Tues 09.00 - 18.00  
Wed 09.00 - 18.00; Thurs 09.00 - 18.00  
Fri 09.00 - 18.00; Sat 10.00 - 15.00; Sun Closed

# Lifestyle Property

www.lpagents.com

- \* Furnished
- \* Separate Kitchen & Living Room
- \* Short Walk To Walthamstow Central Station

- \* 2 Bedroom Apartment
- \* Excellent transport links
- \* Available Now

- \* 2 Double Bedrooms
- \* Close To All Local Amenities & Shops

## Situation

Lifestyle Property are delighted to offer for rent this 2 bedroom flat located on Butterfields, Walthamstow. Accommodation offers 2 large double bedrooms, separate living room, fully tiled bathroom, separate kitchen / living room and private garden. The property benefits from having excellent bus links and nearby shopping facilities. The property is 15 minutes walk to Walthamstow Station. \*\*\*AVAILABLE NOW\*\*\*

## Accommodation

All measurements are approximate.

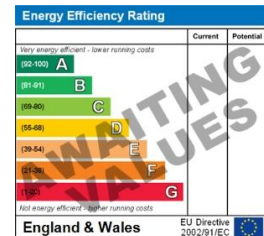
## Further Information

The deposit required is £1,450

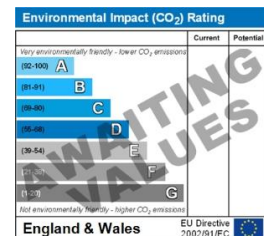
The landlord is willing to rent this home to Employed, Self Employed, Unemployed, Student, Own Means, Retired, Company, Council  
The landlord is willing to rent the property for a minimum of 12 Months and a maximum of 12 Months

## Energy Performance Certificates

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO2) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating the less impact it has on the environment.  
Creation Date: 03/02/2020

Property Ref: inst-3161

## IMPORTANT INFORMATION

For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Lifestyle Property, 2020. Lifestyle Property Registered in England No. 6531741