



**3 Bed  
Room  
located in**



Room 1, 43 Raglan Road  
London  
E17 9EE



## £849 Per Month

Sincere Lettings are pleased to offer this ground floor double en suite room in a 3 bedroom flat rent on Raglan Road, Walthamstow E17.

\*\*£850 including Council tax\*\*

Gas, electric, water will be split between all tenants

It is only a 9 minute walk to Wood street station and also the flat is just minutes away from Whipps cross hospital and Hollow ponds park. Raglan road has easy access to A406, M11, A112 and Lea Bridge Road.

Nearest stations:

Wood Street 0.3 miles

Walthamstow Central 0.7 miles

EPC rating : C

\*Tenant Fees\*





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

## DIRECTIONS

### CONTACT

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