



**Bow Lettings**, 634-636 Mile End Road, Bow, London E3 4PH  
E [bowlet@ludlowthompson.com](mailto:bowlet@ludlowthompson.com) W [www.ludlowthompson.com](http://www.ludlowthompson.com)

## WALTON ROAD MANOR PARK



LET

REF: 4904403

### **2 Bed, Complex Apartment, Private Balcony, 1 Allocated Parking Space**

Modern Kitchen - Private balcony - Call the team now on 020 8150 3325 - Two Bedroom apartment - Close to train station - Allocated parking space

A spacious two double bedroom apartment in Manor Park, E12. The property comprises of two good size double bedrooms, large living room with private balcony, large modern brand new kitchen and large family bathroom. The property is great for transport links being a short walk from the station Manor Park Rail E12, very close to the north Circular for easy access to Ilford IG1, Walthamstow E17 and Stratford E15. Call the team the on 020 8150 3325 before you miss out.

**Train/Tube** - Ilford, Woodgrange Park, Barking, East Ham, Manor Park



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Kitchen



Reception



Reception alt



Kitchen/Dining area



Balcony



Balcony alt



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# WALTON ROAD MANOR PARK



Bedroom 1



Bathroom



2nd Bedroom



Exterior



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## Hyle House

Approximate Gross Internal Area = 742 sq ft / 68.9 sq m

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

Please note that this floor plan is produced for illustration and identification purposes only. It is NOT drawn to a scale. Measurements are taken in accordance with the R.I.C.S. Code of Measurement Practice. Areas quoted are Gross Internal Areas as per the R.I.C.S. Code and are not guaranteed. Do not use this plan to buy or place furniture or furnishings. Rely upon your own measurements only. Areas quoted are only a guide.



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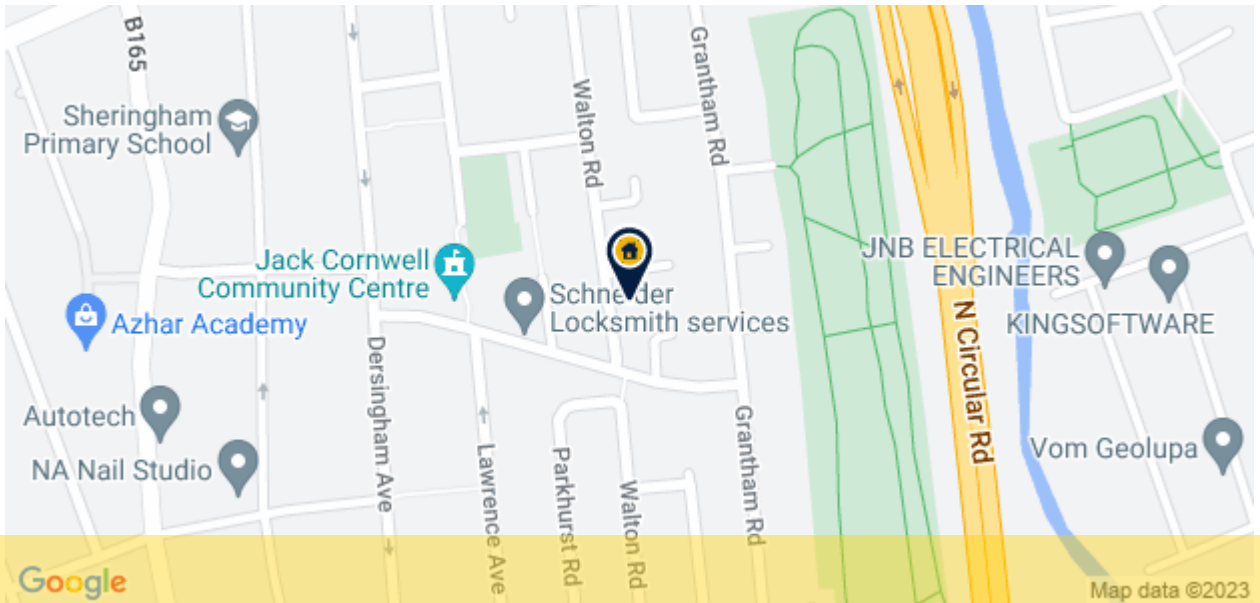
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## When you want to view a property through us it helps to bear in mind the following:

Viewings are a limited opportunity and therefore should be undertaken seriously. It might be necessary to take a flexible approach in the time arrangement of viewings. Sometimes a landlord will give us specific times only convenient to them. We do advise landlords that if they are serious about letting property they should be as flexible as possible. We normally keep keys and can therefore access the property pretty much anytime.

To arrange a viewing for this property please contact our Bow Lettings Office quoting 4904403

## DISCLAIMER

VIEWING: strictly by appointment through LUDLOWTHOMPSON. ludlowthompson are Agents for themselves and for the landlord.

1. These particulars do not form any part of any offer or contract.
2. Particulars are intended to give a fair description only. ludlowthompson/landlord accept no responsibility for any error they may contain however caused. Any renter must satisfy her/himself by inspection or otherwise as to their correctness.
3. ludlowthompson or employees have no authority to make or give any representation or warranty whatever regarding this property.

## PLEASE NOTE BEFORE PROCEEDING

We have been unable to confirm the terms of tenure, we have relied upon information supplied by the landlord. Photographs may depict items which are not included in the let. Consult a solicitor on aspects relating to tenure/property details.