

**Long Term Home!**  
**Woodside Park**  
**Avenue London E17**  
**3NP Guide Price**  
**£1,000,000 -**  
**£1,250,000 Freehold**

**haart**  
WALTHAMSTOW

020 4512 8377

Available 8am - 10pm every day

[haart.co.uk](http://haart.co.uk)

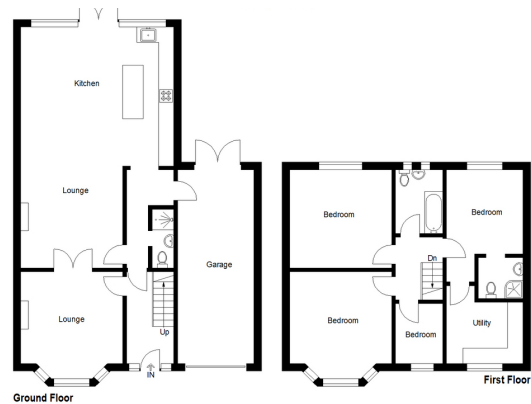


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Long term home!

- Approximately 1,604sq/Ft
- Five Bedroom
- Double Garage
- Driveway
- Large Rear Garden
- Stunning Kitchen/Diner
- Cul-de-sac Location
- Large Family Home



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81 to 91) <b>B</b>		
(69 to 80) <b>C</b>		<b>77</b>
(55 to 68) <b>D</b>	<b>58</b>	
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental (CO<sub>2</sub>) Impact Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		
(81 to 91) <b>B</b>		
(69 to 80) <b>C</b>		
(55 to 68) <b>D</b>		
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>	<b>5</b>	<b>3</b>
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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