



Milton Road, Walthamstow, London, E17

£2,500 PCM

Unfurnished

TO LET

 1  1  3

- 3 bedroom Victorian terraced house
- Lounge/diner
- Kitchen/diner
- Double glazing & gas central heating
- Walthamstow Village closeby
- Walthamstow Central tube station: 0.4 mile
- Deposit: £2884.61
- Council tax band: C & EPC rating: D (65)
- Rear garden
- Internal: 905 sq ft (84 sq m)

An uber chic three bedroom terraced house on Milton Road. Situated on one of the quiet residential streets that form Poets Corner, it's also brilliantly located for everything that makes E17 such a great place to live. Lloyd Park is just a short stroll away, as is the Village, whilst your local is The Rose & Crown - a fantastic theatre pub. And of course you'll be handily located for the daily commute, with Walthamstow Central close by.

The house itself is effortlessly stylish. On the ground floor there is a through reception, with beautiful flooring underfoot, and easily able to accommodate both dining and relaxing. Behind it sits a sleek galley style kitchen, which in turn leads out via bi-fold doors to the garden beyond.

Upstairs there are three bedrooms, one of which is currently configured as a home office. The three piece family bathroom is stunning enough said!

The aforementioned garden is courtyard in style and low maintenance - the perfect spot for a glass of something cold on a warm summer's evening.

A wonderful rental property - shall we take a look...?

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DIMENSIONS

Entrance

Via front door leading into:

Entrance Hallway

Door to:

Lounge/diner

24'8 x 11'1

Sliding door leading into:

Kitchen/Diner

21'0 x 7'8

Sliding door leading into lounge/diner & sliding bi-folding doors leading into rear garden.

First Floor Landing

Door to all first floor rooms.

Bedroom One

11'10 x 10'11

Bedroom Two

14'1 x 7'10

Bedroom Three

8'7 x 6'2

First Floor Bathroom

8'6 x 6'11

Rear Garden

Additional Information:

Length of tenancy - 12 months with 6 month break clause.

Local Authority: London Borough Of Waltham Forest Council Tax Band: C

Notice:

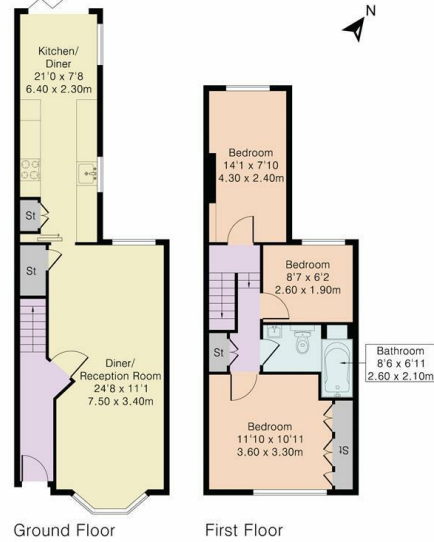
All photographs are provided for guidance only.

Disclaimer:

The information provided about this property does not constitute or form part of any offer or contract, nor may it be relied upon as representations or statements of fact. All measurements are approximate and should be used as a guide only. Any systems, services or appliances listed herein have not been tested by us and therefore we cannot verify or guarantee they are in working order. Details of planning and building regulations for any works carried out on the property should be specifically verified by the purchasers' conveyancer or solicitor, as should tenure/lease information (where appropriate).

FLOORPLAN

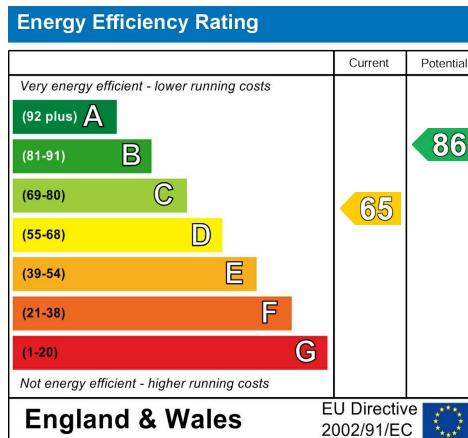
Approximate Gross Internal Area 905 sq ft – 84 sq m
Ground Floor Area 483 sq ft – 45 sq m
First Floor Area 422 sq ft – 39 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



EPC RATING



MAP



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