



## Whitney Road, Leyton, London, E10

£1,750 PCM

Furnished

TO LET

1 1 1

- Victorian first floor conversion flat
- 1 Double bedroom
- Double glazing
- Gas central heating
- Fantastic transport links
- Leyton Midland Road station: 0.5 mile
- Deposit: £2019.23
- EPC rating: D (64)
- Council tax band: B
- Internal: 612 sq ft (57 sq m)

A beautiful one bedroom, first floor flat on Whitney Road.

The presentation throughout is flawless. The reception room is spacious and filled with natural light thanks to the large bay window. It offers plenty of space both to relax and dine. The bedroom is a solid double and has plenty of space for storage, whilst the shower room is an absolute delight. The flat is rounded off by a modern fitted kitchen.

The home has been regularly renovated and cared for with well finished work completed throughout, including the outside of the building which has been a team effort with friendly neighbours.

The location is in between Leyton and Walthamstow giving easy access to both. There are lots of shops, delis, coffee hubs and restaurants within walking distance. The Hare & Hounds is a favourite, and obviously Walthamstow village and Hoe Street just a little bit further. For bigger shopping you're close to Westfield where there's also the cinema and further restaurants, whilst the Olympic Park and the many local parks offer plenty of space to exercise. There are easy transport links here too, particularly buses, with Leyton Midland Road station within walking distance.

A stylish and spacious flat in a well-connected location, shall we take a look?

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## DIMENSIONS

### Entrance

Via own front door leading into:

### Entrance Hallway

Staircase leading to first floor.

### First Floor Landing

Door to all rooms.

### Reception Room

16'11 x 15'7 (5.16m x 4.75m)

### Kitchen

11'1 x 10'2 (3.38m x 3.10m)

### Bedroom

11'11 x 11'0 (3.63m x 3.35m)

### Bathroom

7'10 x 6'7 (2.39m x 2.01m)

### Additional Information:

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

Local Authority: London Borough of Waltham Forest

Council Tax Band: B

### Disclaimer:

We endeavour to ensure that our particulars are as accurate and reliable as possible; however, they do not constitute or form part of any offer or contract and should not be relied upon as statements or representations of fact. All measurements are approximate and provided as a guide only. Any systems, services, or appliances referred to have not been tested by us, and we are therefore unable to verify or guarantee their working condition. All photographs, floorplans and video tours are provided for guidance only. Tenants are advised to verify details relating to planning permissions, building regulations, and any works carried out at the property with their solicitor or conveyancer, as well as tenure and lease information where applicable.

## FLOORPLAN

Approximate Gross Internal Area 612 sq ft – 57 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

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
|                                             | 64      | 78        |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

## LOCATION



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