

# McRae's

Woodlands Road, Walthamstow, E17 3LD

“An Attractive Apartment, On Two Floors...  
2 Bedrooms, Smart Modern Fittings..  
Short Walk of Wood Street Village Centre”



**£1,900 Monthly**

Offering great convenience for surrounding facilities, and only a short walk of Wood Street mainline station, which connects with London Liverpool St., and the Victoria Line at Walthamstow Central, this **HANDSOME LOOKING 2 BEDROOM CONVERSION FLAT** includes a ground floor entrance, first floor hall, bay fronted lounge with dining area, well equipped and fitted modern kitchen, big open plan bathroom and a double bedroom with, off the hall, stairs rising to a cleverly converted loft space which combines a large double master bedroom with a small en-suite dressing area off. The property is available September and is offered unfurnished.

### Entrance

A small communal entrance with door to lobby and stairs rising to the first floor.

### First Floor Accommodation

#### Landing

Split level, and providing access off to the lounge, kitchen, bedroom 2, bathroom and stairs rising to the 2nd floor loft conversion Master Bedroom.

#### Lounge (13' 09" x 14' 0") or (4.19m x 4.27m)

A lovely bright living space, large bay to the front elevation, and an area set aside for dining.

#### Bedroom 2 (10' 10" x 8' 07") or (3.30m x 2.62m)

A decent double bedroom.

#### Kitchen (11' 0" x 5' 08") or (3.35m x 1.73m)

Nicely fitted, plenty of worktop space, matching cupboards, plumbing and provision for utilities.

#### Bathroom (8' 0" x 9' 0") or (2.44m x 2.74m)

Spacious modern bathroom which includes shower fittings.

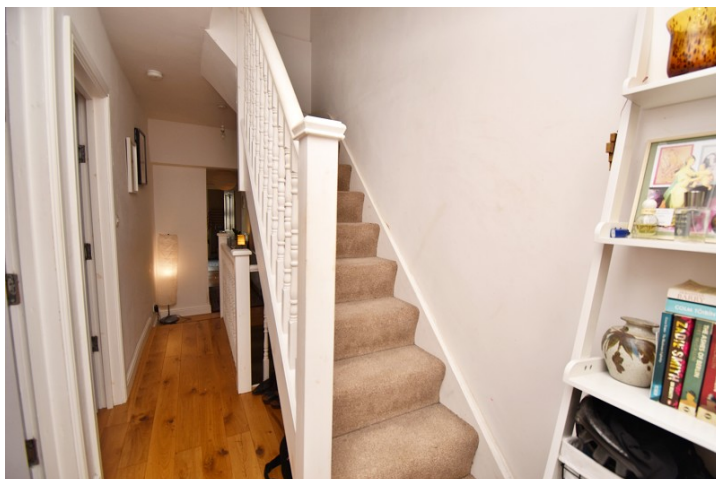
### 2nd Floor Accommodation

#### Master Bedroom (17' 08" x 14' 0") or (5.38m x 4.27m)

Really spacious with Velux style roof windows, and a window to the rear elevation allowing light to flood in!

#### Walk In Closet

Room for storage and clothes hanging etc.



### Local Authority & Council Tax Band

London Borough of Waltham Forest  
Band B

### Parking Restrictions

Controlled Parking Zone 10am-4pm Monday - Friday - Permit required





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every care has been taken to ensure the accuracy of these particulars, such accuracy cannot be guaranteed, and therefore does not constitute any part of offer or contract. These Particulars are issued on the basis that all negotiations are conducted through McRae's Sales, Lettings & Management.

