



Grosvenor Rise East, Walthamstow, London, E17

£1,450 PCM

Unfurnished

TO LET

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- 1 Double bedroom ground floor flat
- Combined Lounge & Kitchen/Diner
- Modern bathroom
- Electric storage heating
- Walthamstow Village location
- Walthamstow Central station: 0.4 mile
- Deposit: £1673.07
- Council tax band: B
- EPC rating: D (66)
- Internal: 473 sq ft (44.0 sq m)

Set on the elegant Grosvenor Rise East in Walthamstow Village is this fantastic one bedroom, ground floor flat. With the local shops, cafés and restaurants of the Village on your door step, as well as Walthamstow Central station just a stroll away, this flat is ideally located.

The property itself benefits from a large double bedroom, modern bathroom and a spacious kitchen/living area, which is perfect for entertaining.

Great flat, great location – shall we take a look?

Grosvenor Rise East, Walthamstow, London, E17

DIMENSIONS

Communal Entrance

Via communal front door leading into:

Communal Hallway

Door to flat.

Entrance

Via flat entrance door leading into:

Entrance Hallway

Doors to:

Lounge/Kitchen/Diner

21'5 x 10'10

Bedroom

14'5 x 9'3

Bathroom

6'5 x 5'11

Additional Information:

Length of tenancy - 12 month term without break clause.

Local Authority: London Borough Of Waltham Forest

Council Tax Band: B

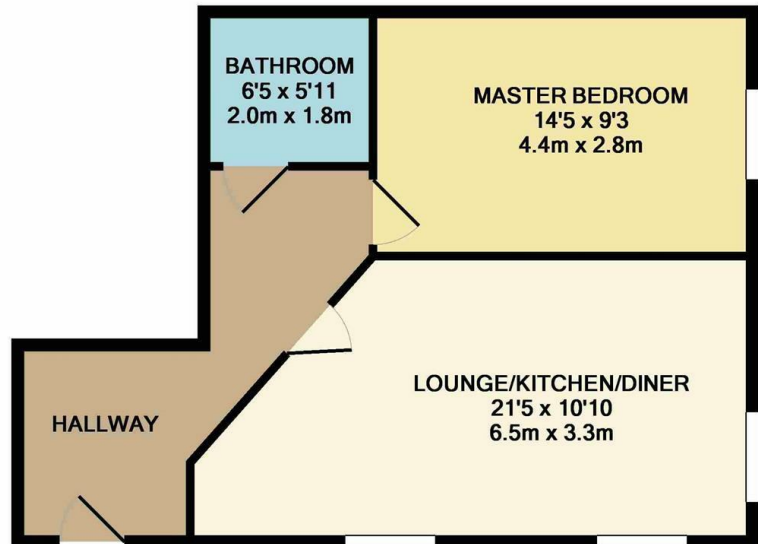
Notice:

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



TOTAL APPROX. FLOOR AREA 473 SQ.FT. (44.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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EPC RATING

Energy Efficiency Rating	
	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	
	77
	66
England & Wales	EU Directive 2002/91/EC

MAP



hello@estateseast.co.uk

020 8520 9300

estateseast.co.uk

