




Yunus Khan Close, Walthamstow, London, E17

£1,350 Per Annum

TO LET

 1  1  1

Part furnished

- Ground floor purpose-built flat
- 1 bedroom
- Double glazed
- Walthamstow Central Station: 0.4 mile
- Deposit: £1557.69
- EPC rating: C (73)
- Council tax band: B
- Communal garden
- Residents parking
- Internal: 314.84 sq ft (29.25 sq m)

A smartly presented one bedroom, ground floor flat on Yunus Khan Close. Located withing easy walking distance of both Walthamstow Central and Queens Road stations, it's also perfectly positioned for all that the Village and the rest of E17 has to offer.

The flat sits in a small, purpose built block and is well presented throughout. It comprises lounge, fitted kitchen, bedroom, and three piece bathroom with shower over the tub. Outside there are communal gardens surrounding the block, as well as communal car parking.

Yunus Khan Close, Walthamstow, London, E17

DIMENSIONS

Communal Entrance

Via communal front door leading into:

Communal Entrance

Door leading to flat.

Entrance

Via flat entrance door leading into:

Entrance Hallway

Door to living room & bathroom.

Living Room

10'5 x 12'0

Open to bedroom. Door to:

Kitchen

6'4 x 6'6

Bedroom

9'10 x 8'0

Bathroom

5'9 x 7'6

Communal Gardens

Off Street Parking

Residents parking

Additional Information:

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

Local Authority: London Borough Of Waltham Forest

Council Tax Band: B

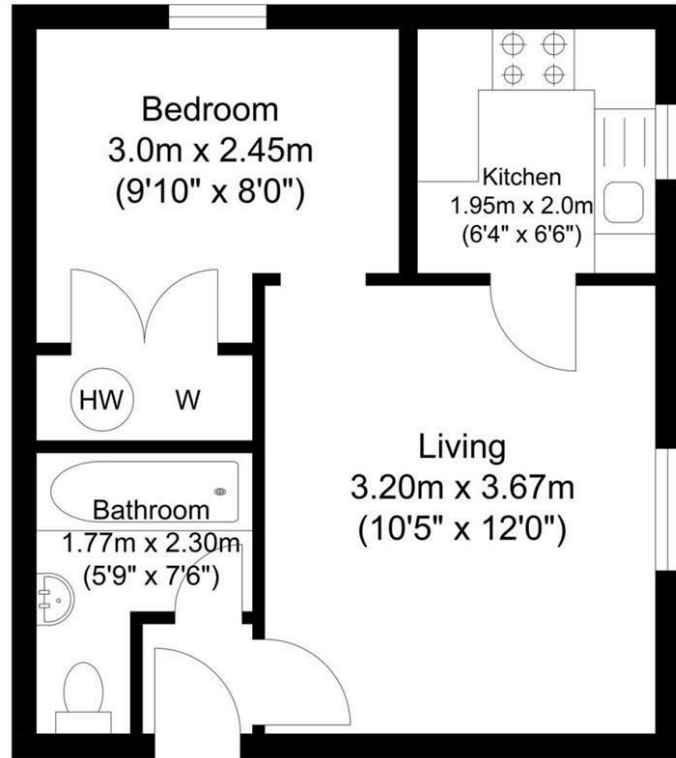
Notice:

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



GROSS INTERNAL FLOOR AREA: 29.25sq.m (314.84sq.ft)

Measured in accordance with RICS code of measuring practice. These plans are for representation purposes only and should be used as such by any prospective purchaser. Every attempt is made to ensure accuracy. However, all measurements are approximate and should not be relied on as a basis of property valuation.

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EPC RATING

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

MAP



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