



Grove Road, Walthamstow, London, E17

£2,200 PCM

Unfurnished

TO LET

 1  1  2

- 3 Bedroom end of terrace house
- Gas central heating
- Through lounge/diner
- Walthamstow Village location
- Deposit: £2538.46
- EPC rating: E (54)
- Council tax band: C
- Rear garden: approx 25ft-30ft
- Off street parking
- Internal: 886 sq ft (83 sq m)

Perfectly placed in the much sought after Walthamstow Village is this charming, end of terrace three bedroom house on Grove Road. Walthamstow Central is just a short walk away and offers easy access in to Central London and the West end via the Victoria Line and Overground trains. Orford Road is also within easy walking distance, with its many cafes, pubs and restaurants.

The property boasts original features such as stripped wooden floors which adds to the charm and appeal of this beautiful home. Further benefits include a spacious through lounge diner, fully fitted kitchen, two double bedrooms, a third single bedroom/ study, family bathroom, private rear garden and off road parking for one car.

Shall we take a look...?

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DIMENSIONS

Entrance

Via front door leading into:

Entrance Hallway

Staircase leading to first floor.

Hallway

Staircase leading to first floor. Door to all ground floor rooms.

Through Lounge/Diner

29'10 x 11'10

Doors to rear garden.

Kitchen

12'10 x 8'6

Access to rear garden.

First Floor Landing

Door to all first floor rooms.

Bedroom One

13'10 x 11'8

Bedroom Two

11'1 x 9'8

Bedroom Three/Study

6'9 x 5'4

First Floor Bathroom

8'2 x 7'3

Rear Garden

approx 25'-30'

Off Street Parking

Additional Information:

Length of tenancy - 12 months with 6 month break clause

Local Authority: London Borough Of Waltham Forest
Council tax band: C

Notice:

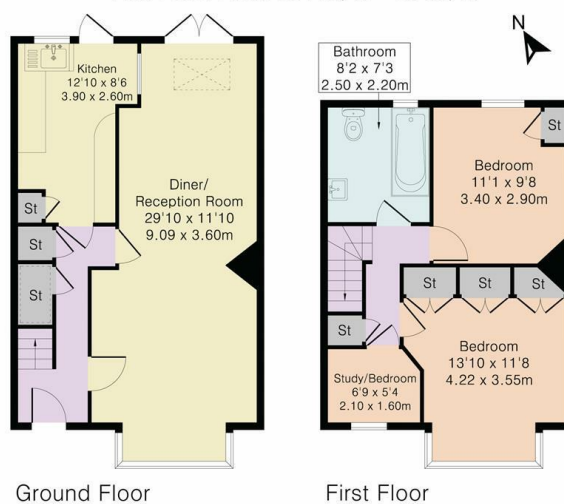
All photographs are provided for guidance only.

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

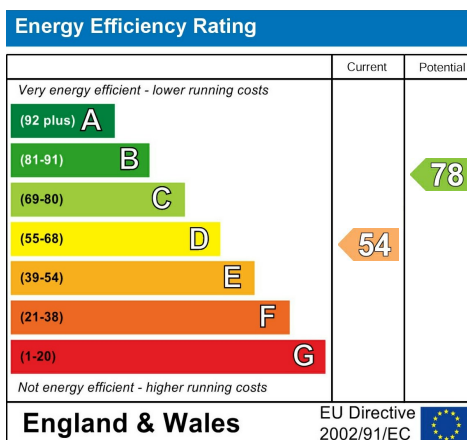
Approximate Gross Internal Area 886 sq ft – 83 sq m
Ground Floor Area 482 sq ft – 45 sq m
First Floor Area 404 sq ft – 38 sq m



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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