



## Orford Road, Walthamstow, London, E17

£1,850 Per Annum

**TO LET**

 1  1  2

Part furnished

- First floor Split-level Victorian maisonette
- 2 Bedrooms
- Gas central heating
- Sash windows
- Located within the heart of Walthamstow Village
- Walthamstow Central Tube Station: 0.3 mile
- Deposit: £2134.61
- EPC rating: D (64)
- Council tax band: B
- Internal: 752 sq ft (70 sq m)

Perched on Orford Road, right in the very heart of Walthamstow Village, this is a fantastic two bedroom split level flat.

It is filled with natural light, thanks to the large sash windows throughout, which adds to the already considerable feeling of space. The lounge to the front is a classic example of this - it feels roomy and spacious, yet also cosy, thanks to the feature fireplace. The three piece bathroom suite has a shower over the tub, whilst the kitchen is fitted with modern units and work surfaces. Both the bedrooms, situated on the upper floor, are solid doubles.

The Village is the ideal place to hang out of an evening or weekend. For food and drink check out restaurants like Eat 17 and Orford Saloon, the many welcoming pubs with beer gardens, and the local craft breweries. Living here means you're also a few minutes' walk from Walthamstow Central station, for when you need to get further afield.

Shall we take a look?

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## DIMENSIONS

### Entrance

Via front door leading onto entrance hall with staircase leading to first floor.

### First Floor Landing

Staircase leading to second floor. Doors To:

### Lounge

15'0 x 12'5

### Kitchen

10'10 x 9'4

### Bathroom

7'11 x 6'0

### Bedroom One

15'0 x 11'5

### Bedroom Two

11'8 x 9'3

### Additional Information:

Length of tenancy - 12 month with 6 month break clause

Local Authority: London Borough Of Waltham, Forest

Council Tax Band: B

### Notice:

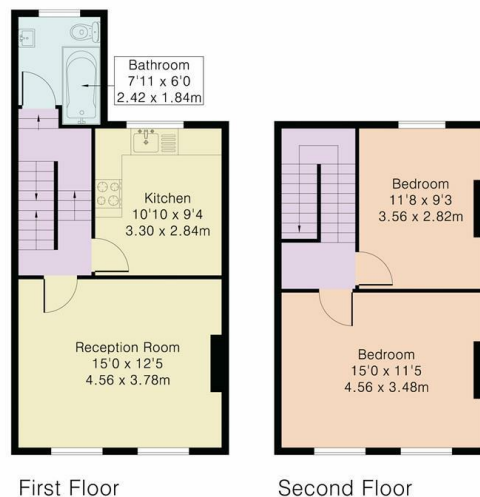
All photographs are provided for guidance only.

### 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

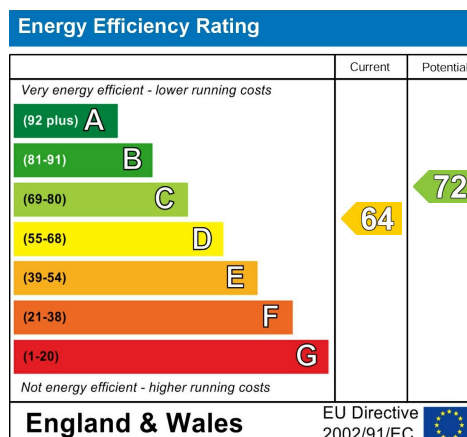
Approximate Gross Internal Area 752 sq ft – 70 sq m  
 First Floor Area 401 sq ft – 37 sq m  
 Second Floor Area 351 sq ft – 33 sq m



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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