





Hillyfield, Walthamstow, London, E17

£1,500 Per Annum

Unfurnished

TO LET

 1  1  1

- Modern 1 Double bedroom first purpose built studio flat
- Double glazing
- Open plan Lounge/kitchen
- Blackhorse Road Tube station 0.4 mile
- Walthamstow Central Tube station: 1.2 mile
- Deposit: £1730.76
- EPC rating: B (81)
- Council tax band: B
- Communal garden
- Internal: 366 sq ft (34 sq m)

A stylish one bedroom, first floor studio flat on Hillyfields.

Situated in a modern, purpose built block, this flat is cleverly designed to maximise space. The kitchen/reception room has full height windows along one wall, allowing light to flood in. There are fitted kitchen units at one end, and ample space to relax and dine at the other. The bedroom sits off the hallway, and has built in wardrobes - very handy! Completing the flat is a three piece shower room.

Hillyfields sits between Higham Hill Road and Blackhorse Lane, making it convenient for both work and play. Blackhorse Road underground station is within easy walking distance, whilst the many taprooms of the Walthamstow Beer Mile mean that delicious food and drink is literally on your doorstep.

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

Hillyfield, Walthamstow, London, E17

DIMENSIONS

Communal Entrance

Via communal front door leading into:

Communal Hallway

Staircase leading to first floor & flat.

Entrance

Via flat entrance door leading into:

Entrance Hallway

Access to all rooms.

Open Plan Lounge/kitchen

16'4 x 10'9

Bedroom

13'3 x 8'1

Shower Room

8'3 x 3'10

Communal Garden

Additional Information:

Length of tenancy - 12 months with 6 month break clause. Note: (Minimum 6 month tenancy)*

Local Authority: London Borough Of Waltham Forest

Council Tax Band: B

Notice:

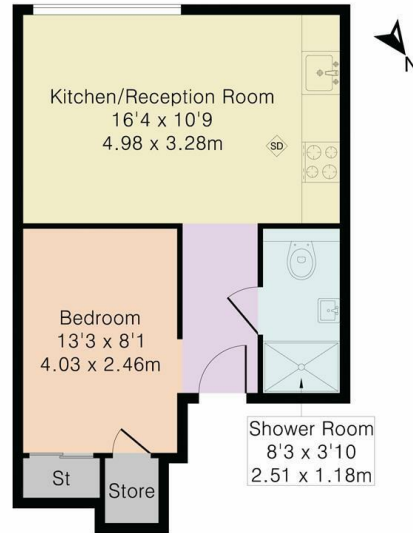
All photographs are provided for guidance only.

Disclaimer:

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FLOORPLAN

Approximate Gross Internal Area 366 sq ft – 34 sq m



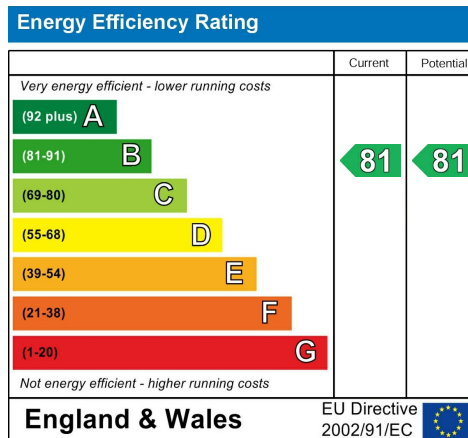
First Floor



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



hello@estateseast.co.uk

020 8520 9300

estateseast.co.uk

