



Diana Road, Walthamstow, London, E17 £1,950 PCM Unfurnished

- Ground floor Warner built maisonette
- 2 Double bedrooms
- · Gas central heating
- Close proximity to Lloyd Park
- Walthamstow Central Tube station: 0.7 mile walk
- Deposit: £2,250
- Council tax band: B
- EPC rating: C (71)
- · Shared rear garden: approx 40ft
- Internal: 638 sq ft (59.3 sq m)

A ground floor, two bedroom Warner flat situated in the popular Lloyd Park area. The property has been fully modernised throughout and offers two double bedrooms, family bathroom with shower over bath, spacious lounge, fully fitted kitchen and a well presented, shared rear garden. This flat is perfect for a professional couple commuting into the city.

As well as being beautifully presented, the location is also fantastic, offering access to the green, open spaces of Lloyd Park whilst still being within easy walking distance of Walthamstow Central station and the Village.

Shall we take a look?

TO LET

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Diana Road, Walthamstow, London, E17

DIMENSIONS

FLOORPLAN

Entrance Via front door leading into:

Entrance Hallway Further door leading into:

Hallway 19'6 x 6'2 Door to all rooms.

Lounge 11'10 x 11'3

Kitchen 8'10 x 8'2 Door To Rear Garden.

Bedroom One 11'7 x 10'4

Bedroom Two 11'7 x 10'1

Bathroom 8'10 x 7'7

Rear Garden (Shared) approx 40'

Additional Information:

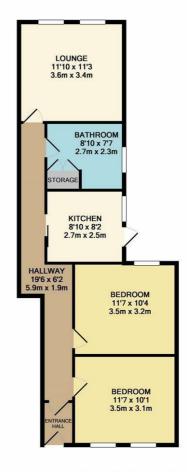
Length of tenancy - 12 month rental term. Local Authority: London Borough Of Waltham Forest

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).



TOTAL APPROX. FLOOR AREA 638 SQ.FT. (59.3 SQ.M.) Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, icoms 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 rospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given Made with Metropix (©2016)

Current

EPC RATING

(92 plus) A

(81-91)

(69-80)

(55-68)

(39-54)

(21-38)

Energy Efficiency Rating

Very energy efficient - lower running costs

B

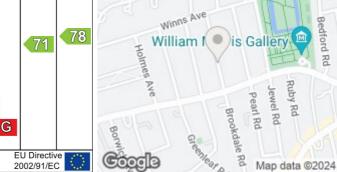
Not energy efficient - higher running costs

England & Wales

D

Potential

MAP



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