



Comely Bank Road, Walthamstow, London, E17

£1,850 PCM

Unfurnished

TO LET

 1  1  2

- Victorian ground floor flat
- 2 Double bedrooms
- Spacious living room
- Double glazed & Gas central heating
- Walthamstow Central tube station: 0.6 mile
- Deposit: £2134.61
- Walthamstow Village location
- Council tax band: B
- EPC rating: D (67)
- Internal: 739 sq ft (68.7 sq m)

A spacious two bedroom, ground floor flat on Comely Bank Road.

Set on a quiet residential turning in Walthamstow Village, this charming flat occupies the ground floor of a converted period house. The property comprises a spacious lounge with period fireplace and bay fronted windows, fitted kitchen, family bathroom and two double bedrooms, and is presented to a high standard throughout.

Orford Road is just a short stroll away and offers a selection of independent pubs, cafes and shops to enjoy. Both Walthamstow Central and Wood Street stations are within easy walking distance, ensuring easy access to the City and beyond.

Shall we take a look...?

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DIMENSIONS

Entrance

Via own entrance door leading into:

Entrance Hallway

20'6 x 10'10

Reception Room

20'2 x 13'3

Kitchen

13'7 x 6'8

Bedroom One

13'5 x 8'2

Bedroom Two

13'0 x 8'2

Bathroom

8'6 x 5'3

Additional Information:

Length of tenancy - 12 months without break clause.

Local Authority: London Borough Of Waltham Forest

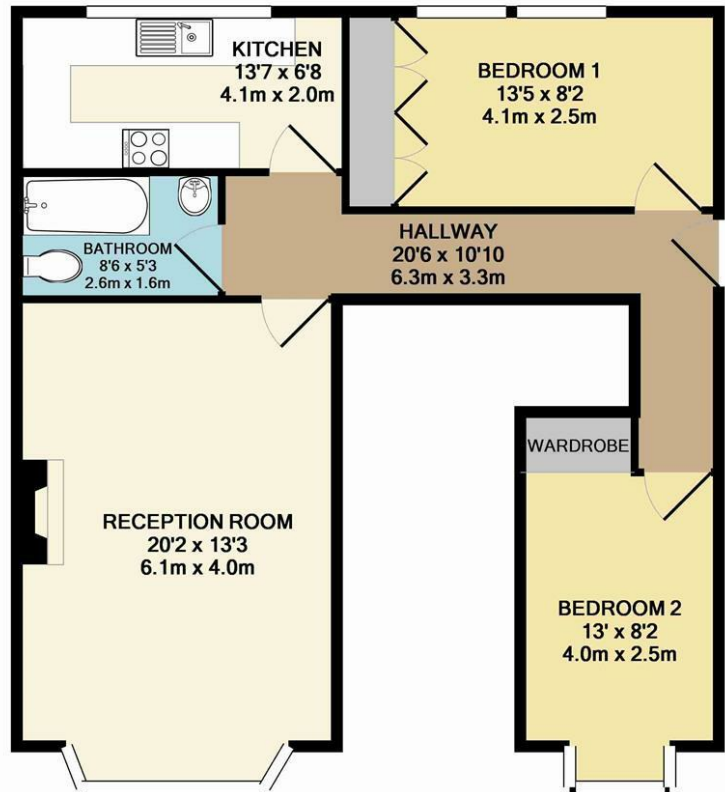
Notice:

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).

FLOORPLAN



TOTAL APPROX. FLOOR AREA 739 SQ.FT. (68.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms 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 prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		67	78
	EU Directive 2002/91/EC		

MAP



hello@estateseast.co.uk

020 8520 9300

estateseast.co.uk

