



West Avenue Road, Walthamstow, London, E17

£2,500 PCM

Unfurnished

TO LET

 1  1  3

- First floor Victorian split-level flat
- 3 Bedrooms
- Gas central heating
- Open plan Lounge/kitchen
- Walthamstow Village location
- Walthamstow Central tube station: 0.2 mile
- Deposit: £2884.61
- EPC rating: E (49)
- Council tax band: C
- Internal: 1214 sq ft (112.8 sq m)

Set on one of Walthamstow's premier roads is this fantastic three bedroom flat, split over three floors. West Avenue is brilliantly located for all that the Village and High Street have to offer, as well as being within easy walking distance of Walthamstow Central Station for the morning commute.

This beautiful property is presented in immaculate condition and features contemporary decor, sky lights and original features throughout. Further features include a spacious lounge/kitchen with a square bay to the front, stripped wood flooring and modern kitchen appliances, three double bedrooms split over the two floors, a generously sized family bathroom with free standing bath, and a useable loft space ideal for storage.

Shall we take a look...?

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DIMENSIONS

Communal Entrance

Via communal front door leading into:

Communal Hallway

Door leading to flat.

Entrance

Via flat entrance door leading into:

Entrance Hallway

Staircase leading to first floor.

First Floor Landing

21'11 x 7'1

Staircase leading to second floor. Doors to:

Lounge

15'11 x 14'11

Open to:

Kitchen

12'11 x 8'10

Bedroom One

10'9 x 10'1

First Floor Bathroom

9'0 x 7'0

Second Floor Landing

Doors to:

Bedroom Two

10'9 x 10'1

Bedroom Three

10'0 x 7'0

Loft Room

19'10 x 15'11

Additional Information:

Length of tenancy - 12 months with 6 month break clause

Local Authority: London Borough Of Waltham Forest
Council Tax Band: C

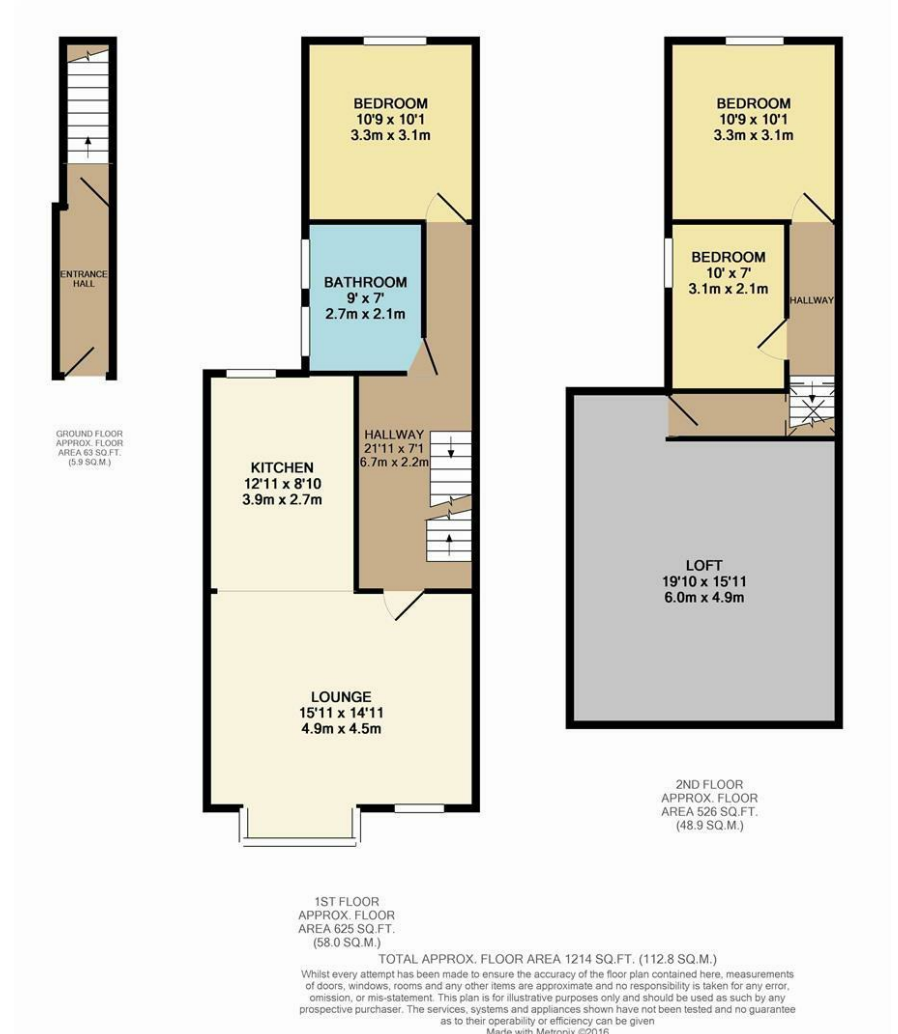
Notice:

All photographs are provided for guidance only.

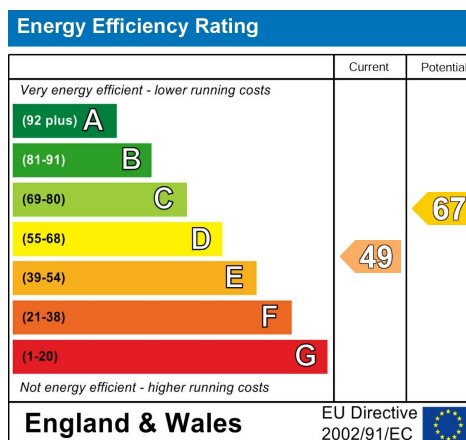
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FLOORPLAN



EPC RATING



MAP

