



Barrett Road, Walthamstow, London, E17

£1,850 PCM

Unfurnished

TO LET

1 1 2

- Ground floor Victorian conversion flat
- 2 Bedrooms
- Gas central heating
- Walthamstow Village nearby
- Wood Street Overground station: 0.2 mile
- Deposit: £2307.69
- EPC rating: D (63)
- Council tax band: B
- South-facing rear garden: approx 20ft
- Internal: 501 sq ft (47 sq m)

A charming two bedroom garden flat on Barrett Road. Located within easy walking distance of Wood Street Station, it's also handily placed for the many bars and eateries of Walthamstow Village and the Ravenswood.

The property is well presented throughout and comprises two bedrooms, kitchen, reception room, and a three piece bathroom. The reception room offers access via patio doors to the private rear garden. It is mostly paved, making it very low maintenance, meaning you can simply kick back and relax in the warmer weather.

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

Barrett Road, Walthamstow, London, E17

DIMENSIONS

Communal Entrance

Via communal front door leading into:

Communal Hallway

Door to flat.

Entrance

Via flat entrance door leading into:

Entrance Hallway

Door to bedroom one, bedroom two & bathroom. Open to kitchen.

Reception Room

13'1 x 9'9 (3.99m x 2.97m)

Sliding patio doors leading into rear garden.

Door to kitchen.

Kitchen

9'7 x 7'3 (2.92m x 2.21m)

Door to reception room.

Bedroom One

11'5 x 11'0 (3.48m x 3.35m)

Bedroom Two

9'10 x 6'8 (3.00m x 2.03m)

Bathroom

Rear Garden (South-facing)

approx 20' (approx 6.10m)

Additional Information:

Length of tenancy - 6 month term minimum

Local Authority: London Borough of Waltham Forest

Council Tax Band: B

Notice:

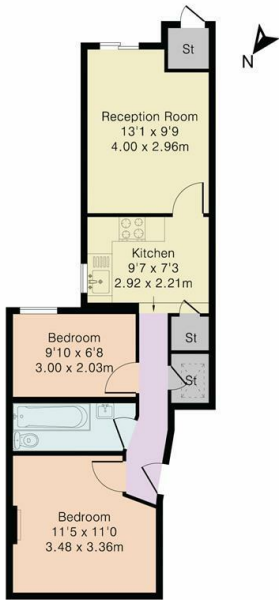
All photographs are provided for guidance only.

Disclaimer:

We endeavour to make our sales particulars as accurate and reliable as possible, however, they do 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 501 sq ft - 47 sq m



Ground Floor



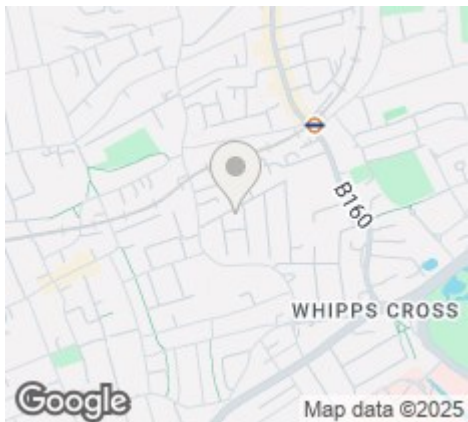
Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given 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

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		
	63	75
England & Wales		
EU Directive 2002/91/EC		

LOCATION



hello@estateseast.co.uk

020 8520 9300

estateseast.co.uk

