



## Wingfield Road, Walthamstow, London, E17

£2,500 PCM  
Unfurnished

TO LET

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- Victorian end of terrace house
- 2 Double bedrooms plus additional loft room
- Gas central heating
- Walthamstow Central Underground Station: 0.5 mile
- Located in the heart of Walthamstow Village
- Close to Orford Road amenities
- Deposit: £2884.61
- Council tax band: C
- Rear garden: approx 40ft
- Internal: 1035 sq Ft (96 sq m)

A brilliantly located two bedroom house on Wingfield Road. Situated right in the heart of the Village, this property offers easy access to Walthamstow Central station for the morning commute, as well as the many independent bars and eateries of Orford Road when the weekend calls.

The property itself is set across three floors. On the ground floor you will find a bright living room, adjacent to a generously sized open plan kitchen/diner which leads out onto the private rear garden. There is also a ground floor WC tucked behind the kitchen. The first floor has two double bedrooms, with the larger having an incorporated wardrobe hidden away, offering ample storage. The family bathroom is also on this floor, and offers free standing bath, separate shower cubicle and two wash basins. The loft room on the second floor rounds things off, and is perfect to be used as a study or further storage space.

Shall we take a look?

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## DIMENSIONS

### Entrance

Via front door leading into:

### Entrance Hallway

Door To Reception Room. Open to dining room.

### Ground Floor WC

### Reception Room

13'1 x 11'8 (3.99m x 3.56m)

### Dining Room

14'10 x 11'1 (4.52m x 3.38m)

Staircase leading to first floor. Door to rear garden. Open To:

### Kitchen

9'10 x 9'1 (3.00m x 2.77m)

Open to dining room. Door to:

### Utility Area

Door to ground floor wc.

### First Floor Landing

Staircase leading to loft room. Doors to all first floor rooms.

### Bedroom One

14'11 x 11'1 (4.55m x 3.38m)

### Bedroom Two

9'3 x 8'6 (2.82m x 2.59m)

### First Floor Bathroom

10'0 x 9'5 (3.05m x 2.87m)

### Loft Room

13'5 x 9'7 (4.09m x 2.92m)

### Rear Garden

approx 40' (approx 12.19m)

### Additional Information:

Length of tenancy - 12 months with 6 month break clause.

Local Authority: London Borough Of Waltham Forest

Council Tax Band: C

EPC rating: D (55)

### 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 1035 sq ft – 96 sq m

Ground Floor Area 472 sq ft – 44 sq m

First Floor Area 435 sq ft – 40 sq m

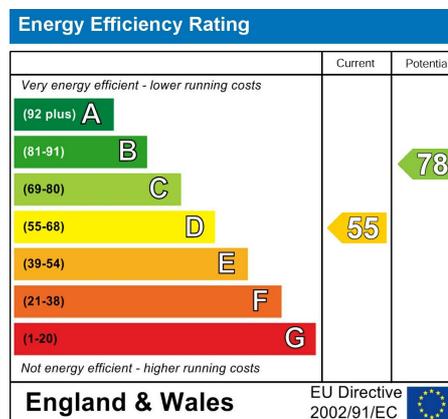
Second Floor Area 128 sq ft – 12 sq m



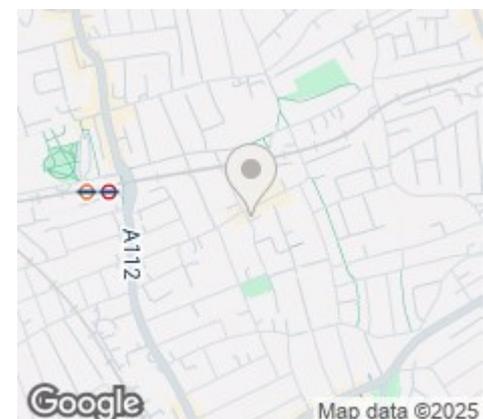
Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given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



## LOCATION



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