



Barclay Road, Walthamstow, London, E17

£1,800 PCM

Unfurnished

TO LET

1 2 2

- First floor Victorian split-level flat
- 2 Bedrooms
- Double glazing & Gas central heating
- Walthamstow Village location
- Wood Street Overground station: 0.6 mile
- Walthamstow Central tube station: 0.8 mile
- Deposit: £2076.92
- Council tax band: B
- EPC rating: C (70)
- Internal: 735 sq ft (68.3 sq m)

A smart and stylish two bedroom, split level flat, located on Barclay Road. Situated as it is in Walthamstow Village, this property benefits from all the sights and sounds that this ever popular location has to offer.

Presented to an extremely high standard throughout, this property is certain to prove popular. On the first floor to the front there is a large, open plan kitchen/diner/lounge. To the rear sits the first of the two double bedrooms, with the main bathroom located in between, off the landing. Ascend to the second floor and you'll discover the second bedroom, this one complete with an en suite shower room.

A wonderful property, in a highly enviable location. Like we said, it's bound to prove popular...

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DIMENSIONS

Communal Entrance

Via communal front door leading into:

Communal Hallway

Flat entrance door leading into:

Entrance Hallway

Staircase leading to first floor.

First Floor Landing

Staircase leading to second floor. Door to all first floor rooms.

Reception Room

21'0 x 14'0 (6.40m x 4.27m)

Bedroom One

10'11 x 8'0 (3.33m x 2.44m)

Bathroom

6'10 x 5'2 (2.08m x 1.57m)

Second Floor Landing

Door to:

Bedroom Two

15'0 x 8'1 (4.57m x 2.46m)

Door to:

Ensuite

6'11 x 4'10 (2.11m x 1.47m)

Additional Information:

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

Local Authority: London Borough Of Waltham Forest

Council Tax Band: B

Notice:

All photographs are provided for guidance only.

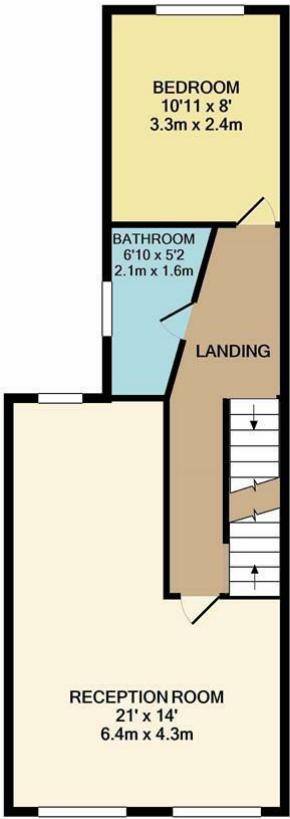
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The information provided about this property does not constitute or form part of any offer or contract, nor may it be relied upon as representations or statements of fact. All measurements are approximate and should be used as a guide only. Any systems, 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).

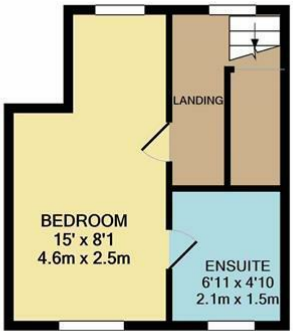
FLOORPLAN



GROUND FLOOR
APPROX. FLOOR
AREA 55 SQ.FT.
(5.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 471 SQ.FT.
(43.8 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 209 SQ.FT.
(19.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 735 SQ.FT. (68.3 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		
	70	73
England & Wales		
EU Directive 2002/91/EC		

LOCATION



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