






Chandos Avenue, Walthamstow, London, E17

£2,300 PCM

TO LET

 1  1  2

Unfurnished

- 2 Double bedroom Victorian terraced house
- Through lounge & Modern kitchen
- Double glazing & Gas central heating
- Walthamstow Central Station: 0.8 mile
- Situated Off Chingford Road with Lloyd Park closeby
- Deposit: £2653.84
- EPC rating: C (72)
- Council tax band: C
- Rear garden
- Internal: 794 sq ft (74 sq m)

A charming two bedroom terraced house on Chandos Avenue. Perched just across the road from the green open spaces of Lloyd Park, but within easy walking distance of Walthamstow Central, this fantastic house really does enjoy the best of both worlds.

On the ground floor it's open plan, with dual aspect lounge diner and adjacent kitchen. Upstairs there are two bedrooms and the three piece family bathroom. Outside the private rear garden is mostly laid to lawn, with a small paved patio area next to the house. The property also benefits from secure bike storage.

Shall we take a look?

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DIMENSIONS

Entrance

Via front door leading into:

Entrance Hallway

Door to:

Reception Room

26'3 x 11'3 (8.00m x 3.43m)

Open to:

Kitchen

8'11 x 6'0 (2.72m x 1.83m)

Door to rear garden.

First Floor Landing

Door to all first floor rooms.

Bedroom One

16'8 x 11'5 (5.08m x 3.35m)

Bedroom Two

12'2 x 8'11 (3.71m x 2.72m)

First Floor Bathroom

9'0 x 6'11 (2.74m x 2.11m)

Rear Garden

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, floorplan and video tours are provided for guidance only.

Disclaimer:

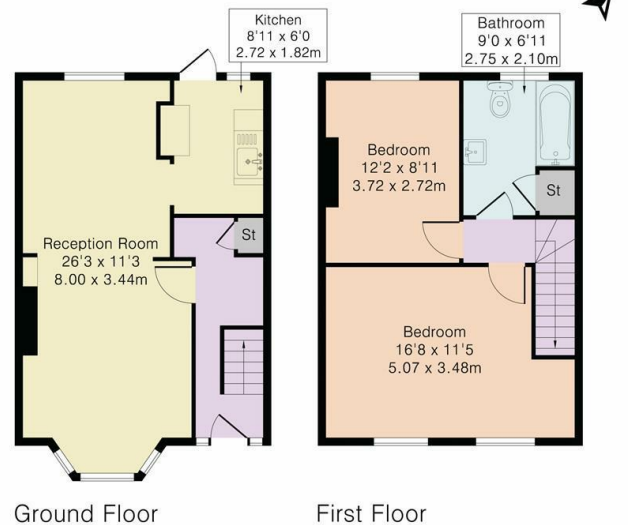
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FLOORPLAN

Approximate Gross Internal Area 794 sq ft – 74 sq m

Ground Floor Area 397 sq ft – 37 sq m

First Floor Area 397 sq ft – 37 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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			90
(81-91) B		72	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

LOCATION



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