



Barclay Road, Walthamstow, London, E17

£1,700 PCM

Unfurnished

TO LET

 1  1  1

- First floor Victorian conversion flat
- 1 Double bedroom
- Double glazing
- Gas central heating
- Walthamstow Village location
- Wood Street station: 0.6 mile
- Walthamstow Central station: 0.9 mile
- Deposit: £1961.53
- EPC rating: D (62) & Council tax band: B
- Internal: 534 sq ft (50 sq m)

An utterly charming one bedroom, first floor flat, set in the heart of Walthamstow Village. Barclay Road is located close to Orford Road (with it's plethora of cafes and pubs) jus a gentle stroll away, whilst both Walthamstow Central and Wood Street stations are also within easy reach.

The flat itself is beautifully presented. The lounge to the front has stripped wood flooring and feature fireplace, whilst the adjoining kitchen has modern fitted units and appliances. The rear facing bedroom is a solid double, whilst the four piece bathroom features a free standing, roll top bath and separate walk in shower cubicle.

Shall we take a look?

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DIMENSIONS

Communal Entrance

Via front door leading into:

Communal Hallway

Further door with staircase leading to first floor.

First Floor Landing

Door to all rooms.

Reception Room

11'11 x 11'11 (3.63m x 3.63m)

Kitchen

12'0 x 5'6 (3.66m x 1.68m)

Bedroom

12'8 x 12'1 (3.86m x 3.68m)

Bathroom

10'1 x 9'0 (3.07m x 2.74m)

Additional Information:

Length of tenancy - 12 month without break clause.

Local Authority: London Borough Of Waltham Forest

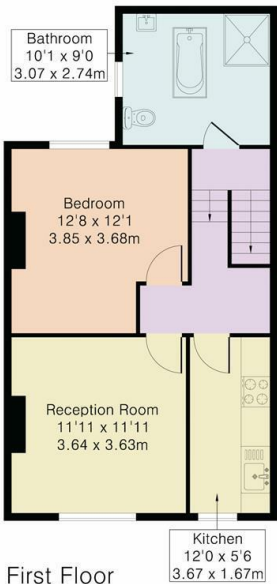
Council Tax Band: B

Disclaimer:

We endeavour to ensure that our particulars are as accurate and reliable as possible; however, they do not constitute or form part of any offer or contract and should not be relied upon as statements or representations of fact. All measurements are approximate and provided as a guide only. Any systems, services, or appliances referred to have not been tested by us, and we are therefore unable to verify or guarantee their working condition. All photographs, floorplans and video tours are provided for guidance only. Tenants are advised to verify details relating to planning permissions, building regulations, and any works carried out at the property with their solicitor or conveyancer, as well as tenure and lease information where applicable.

FLOORPLAN

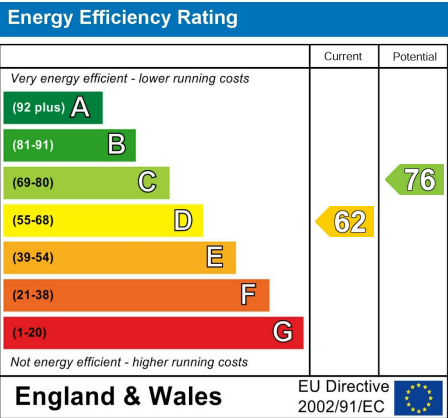
Approximate Gross Internal Area 534 sq ft – 50 sq m



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 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



LOCATION



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