



Church Lane, Walthamstow, London, E17

£1,650 PCM

Part furnished

TO LET

 1  1  1

- 1 Double bedroom ground floor maisonette
- Double glazed & Gas central heating
- Sought after Walthamstow Village Location
- Wood Street Overground station: 0.3 mile
- Walthamstow Central Tube & Bus station 0.5 mile
- Close to the green spaces of Epping Forest, Hollow Ponds & Walthamstow Wetlands
- Deposit: £1903.84
- Rear garden: 46'10 x 12'4
- On street residents permit parking
- Internal: 521 sq ft (48 sq m)

A conveniently located one bedroom garden flat on Church Lane. Situated in the ever-popular Village, it's located a hop, skip and a jump from the many independent shops and eateries of Orford Road. It's also a gentle stroll to Walthamstow Central station, for when you need to get further afield.

The flat has a light and spacious feel, thanks in part to its largely open plan layout. The kitchen and reception room are interconnected, making them perfect whether relaxing or entertaining. To the front there is the bedroom (a solid double) whilst the three-piece bathroom sits at the far end of the entrance hall. There is plenty of storage throughout, with wardrobes in the bedroom and a closet in the reception room. There is also storage outside in the rear garden, which also has both lawn and patio areas.

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

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DIMENSIONS

Entrance

Via front door leading into:

Entrance Hallway

Door to bedroom & bathroom. Open to:

Lounge/diner

15'7 x 14'1 (4.75m x 4.29m)

Open to:

Kitchen

7'11 x 6'11 (2.41m x 2.11m)

Door to garden.

Bedroom

13'8 x 10'10 (4.17m x 3.30m)

Bathroom

9'9 x 4'11 (2.97m x 1.50m)

Rear garden

46'10 x 12'4 (14.27m x 3.76m)

On street residents permit parking

Additional Information:

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

Local Authority: London Borough Of Waltham Forest

Council Tax Band: B

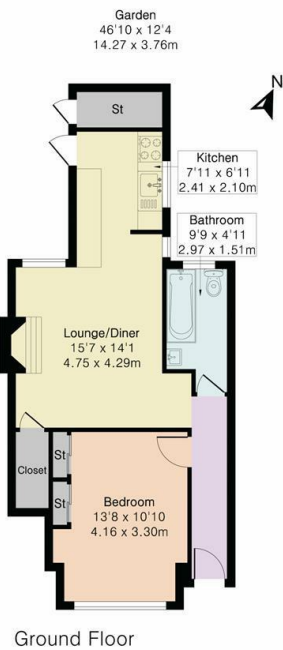
EPC rating: D (62)

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 and floorplans 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 521 sq ft - 48 sq m



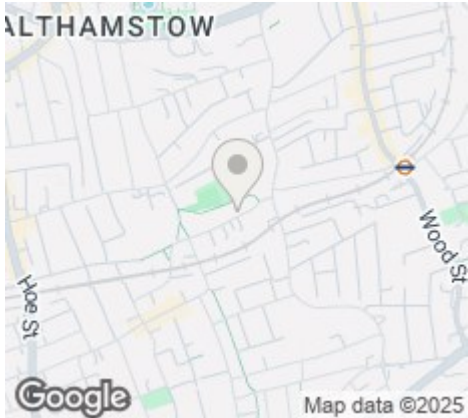
Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the 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		
	62	77
England & Wales		
EU Directive 2002/91/EC		

LOCATION



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