



Cherry Close, Walthamstow, London, E17

£1,700 PCM

Unfurnished

TO LET

 1  1  1

- Ground floor purpose built maisonette
- 1 Double bedroom
- Gas central heating
- Walthamstow Village location
- Walthamstow Central Tube station: 0.4 mile
- Deposit: £1961.53
- EPC rating: C (70) & Council tax band: B
- Quiet cul-de-sac
- Communal parking
- Internal: 474 sq ft (44 sq m)

A bright and modern one bedroom garden flat on Cherry Close. Located in the heart of Walthamstow Village, it's brilliantly positioned for the many independent shops and bars of Orford Road, as well as being within easy walking distance of Walthamstow Central station.

The flat itself is decorated to a high standard throughout. To the front is an open plan kitchen/diner/lounge, complete with sleek fitted units in the kitchen section. The bathroom has a three piece suite with a rainfall shower over the tub, whilst the internal spaces are rounded off by the double bedroom.

Outside the courtyard garden is fully paved, and has a brick built shed for additional storage.

Shall we take a look?

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DIMENSIONS

Entrance

Via own front door leading into:

Entrance Hallway

Doors to:

Lounge/Kitchen

19'0" x 12'8" (5.8 x 3.87)

Bedroom

13'8" x 8'5" (4.17m x 2.59m)

Bathroom

12'0" x 5'6" (3.66m x 1.7)

Courtyard

Access to:

Shed (External)

7'2" x 4'9" (2.19 x 1.45)

Communal Parking

Additional Information:

Length of tenancy - 12 months with 6 month break clause

Local Authority: London Borough Of Waltham Forest

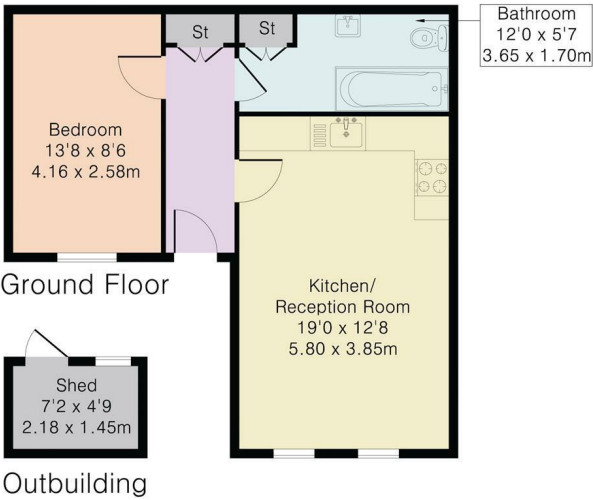
Council Tax Band: B

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 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 508 sq ft – 47 sq m
Ground Floor Area 474 sq ft – 44 sq m
Outbuilding Area 34 sq ft – 3 sq m



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	76
England & Wales		
EU Directive 2002/91/EC		

LOCATION

