



Orford Road, Walthamstow, London, E17

£1,800 PCM

FOR SALE

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- Second floor flat
- 1 Double bedroom
- Spacious lounge/kitchen
- Double glazed sash windows
- Gas central heating
- Located in the heart of Walthamstow Village
- Walthamstow Central Tube station: 0.3 mile
- Deposit: £2076.92
- Council tax band: B
- Internal: 454 sq ft (42 sq m)

A stunning one-bedroom flat, located in the very heart of the Village on Orford Road.

Beautifully presented throughout, this is one of the best properties we have seen all year. To the front is the dual aspect reception/kitchen. It's filled with light, thanks to having windows on two sides. There are stylish fitted units along one wall, and plenty of space to both relax and entertain. The double bedroom features beautiful, fitted wardrobes along one wall, ensuring there is plenty of storage. Finally, there is a three-piece bathroom, complete with shower over the tub.

The location of this flat could hardly be more convenient. Overlooking Orford Road, with its plethora of independent shops and eateries, there is always something to do and see literally on your doorstep. And when you do need to get further afield, Walthamstow Central station is a short stroll away, meaning the morning commute is just that bit easier.

Brilliant flat, fabulous location...shall we take a look?

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DIMENSIONS

Communal Entrance

Via communal front door leading into:

Communal Hallway

Staircase leading to second floor and flat.

Entrance

Via flat entrance door leading into:

Entrance Hallway

Access to all rooms.

Reception Room/Kitchen

19'1 x 12'11 (5.82m x 3.94m)

Bedroom

11'8 x 9'1 (3.56m x 2.77m)

Bathroom

8'6 x 4'7 (2.59m x 1.40m)

Additional Information:

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

Local Authority: London Borough Of Waltham Forest

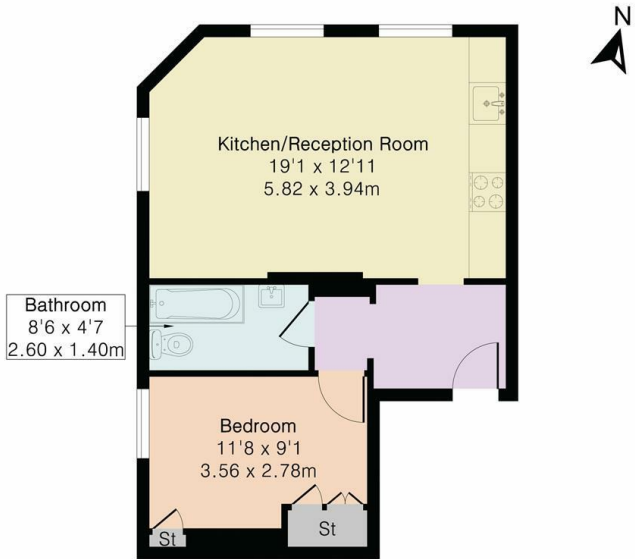
Council Tax Band: B

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 454 sq ft - 42 sq m



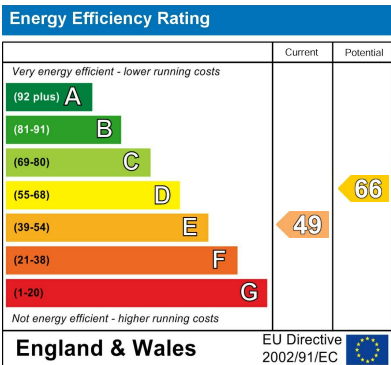
Second Floor

PINK PLAN

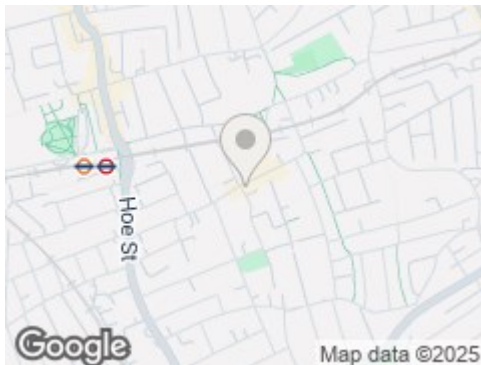
Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes 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.

ESTATES EAST

EPC RATING



LOCATION



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