

## Grosvenor Park Road, Walthamstow, London, E17 TO LET

£2,800 PCM

Unfurnished

- Mid terraced house
- 3 Bedrooms
- Double glazing & gas central heating
- Walthamstow Village location
- Walthamstow Central tube station: 0.3 mile
- Deposit: £3230.76
- Council tax band: C
- EPC rating: C (74)
- 108'3 L-shaped rear garden
- Internal: 1080 sq ft (100.3 sq m)

A stunning three bedroom, mid-terraced house on Grosvenor Park Road. Nestling on one of the premier roads in Walthamstow Village, it's as ideally located as it is beautifully presented, with both Orford Road and Central station a hop, skip and a jump away.

The property itself is set over three floors, all of them immaculately presented. The ground floor is essentially open plan, with the kitchen leading seamlessly into the spacious lounge diner. Upstairs there is a bay fronted double and a single bedroom (currently configured as a home office) on the first floor, together with a sleek, modern family bathroom. The second floor houses a fantastic principal bedroom suite, with its own en suite shower room.

Wander out through the crittal-style French doors and you come to a charming paved patio area, complete with raised beds along two sides. It in turn leads to a lawned area at the far end.

Shall we take a look?

BED 1 BATH 2 SLEEP 3

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## DIMENSIONS

### Entrance

Via front door leading into:

### Entrance Hallway

Staircase leading to first floor. Door to:

### Open Plan Lounge/Kitchen

39'2 x 12'2 (11.94m x 3.71m)

Door to garden.

### First Floor Landing

Staircase leading to second floor. Door to all first floor rooms.

### Bedroom One

12'7 x 12'0 (3.84m x 3.66m)

### Bedroom Two

12'2 x 5'6 (3.71m x 1.52m)

### First Floor Bathroom

### Second Floor Landing (Loft)

### Bedroom Three

27'8 x 12'1 (8.43m x 3.68m)

Door to:

### Ensuite Shower Room

### Rear Garden

108'3 x 27'3 (32.99m x 8.31m)

### Additional Information:

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

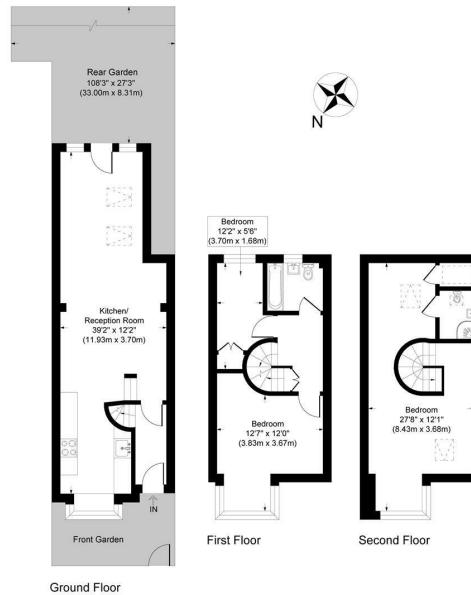
Local Authority: London Borough Of Waltham Forest

Council tax band: C

### 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



### Grosvenor Park Road

Approximate Gross Internal Area  
Ground Floor = 41.3 sq m / 445 sq ft  
First Floor = 29.3 sq m / 316 sq ft  
Second Floor = 29.6 sq m / 319 sq ft  
Total = 100.3 sq m / 1080 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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## 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		
England & Wales	EU Directive 2002/91/EC	

## LOCATION



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