



South Grove, Walthamstow, London, E17

£2,500 PCM

Furnished/unfurnished

TO LET

 1  2  2

- 2 Double Bedroom Modern Third Floor Apartment
- Open Plan Kitchen/Lounge/Diner
- Ensuite To Master Bedroom
- Secure Block With Concierge Service
- St James Street Station: 0.1 mile
- Close Proximity To St James Park
- Deposit: £2884.61
- EPC Rating: B (88) & Council Tax Band: C
- Balcony
- Internal: 910 sq ft (85 sq m)

An immaculately designed two-bedroom apartment on the third floor of a secure, modern development.

The heart of this property is the expansive, open-plan kitchen and living area, where natural light pours in to highlight the smart engineered flooring that runs throughout. It is a space designed for both relaxation and entertaining, with a contemporary kitchen featuring glossy cabinetry and high-specification appliances, leading out to a private balcony.

Both bedrooms are generously proportioned. The principal bedroom benefits from its own contemporary ensuite, while a second, equally sleek bathroom is located off the spacious central hallway. Every detail has been considered to create a home that feels both fresh and functional.

Located in the heart of the vibrant St James Street neighbourhood, you're moments away from CRATE St James, a unique collection of local ventures, as well as popular spots like True Craft for pizza and Beaten by a Whisker for excellent coffee and pastries. For a truly unique evening, the nearby supperclub.tube offers fine dining within a refurbished Victoria Line carriage at the Walthamstow Pump House Museum.

Nature is never far away, with the vast expanses of the Walthamstow Wetlands and the Marshes providing a scenic escape less than a mile from your front door. Commuting is effortless, with St James Street station just a short walk away for Overground links to Liverpool Street, while Walthamstow Central is reached in around ten minutes for the Victoria Line, ensuring the rest of the capital is always within easy reach.

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DIMENSIONS

Kitchen/lounge/diner
19'0 x 18'1 (5.79m x 5.51m)

Bedroom One
21'7 x 10'4 (6.58m x 3.15m)

Ensuite
7'9 x 5'7 (2.36m x 1.70m)

Bedroom Two
16'1 x 9'2 (4.90m x 2.79m)

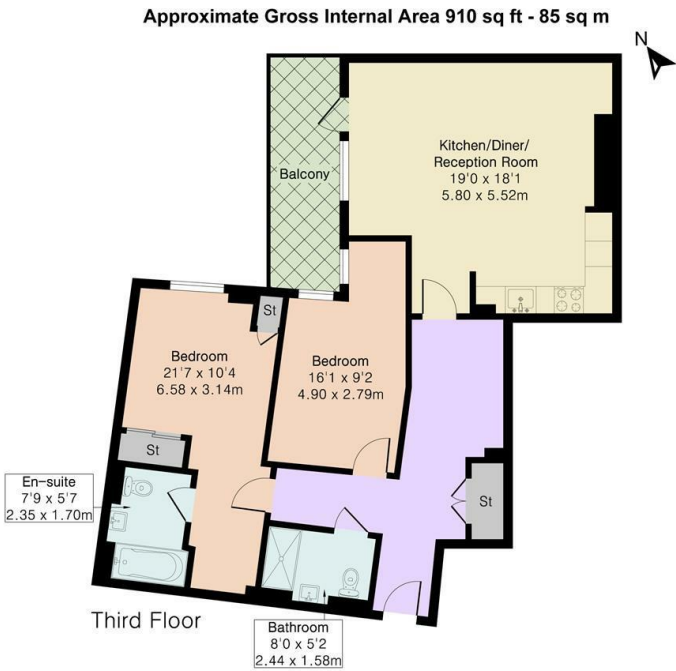
Bathroom
8'0 x 5'2 (2.44m x 1.57m)

Balcony

Additional Information:
Local Authority: London Borough Of Waltham Forest

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



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	88	88
(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

