



Vestry Road, Walthamstow, London, E17

£2,250 PCM

Unfurnished

TO LET

1 1 2

- 2 double bedrooms
- Spacious lounge/diner & fitted kitchen
- Double glazing
- Walthamstow Central Station: 0.4 mile
- Walthamstow Village Location
- Deposit: £1903.84
- Council tax band: C
- EPC rating: C (77)
- Communal rooftop terrace: Approx 25'
- Internal: 770 sq ft (71.5 sq m)

This beautiful property is called "Cottage In The Sky", and rarely can a home have been more appropriately named. Nestled (or perhaps more aptly "nested") amongst the rooftops between Vestry and Orford Roads, this really is a hidden Village gem. The large, square lounge is the perfect spot, whether to entertain or simply relax, whilst the modern kitchen next door will appeal to anyone who lives to cook. Both the bedrooms are doubles, whilst the bathroom continues the theme of immaculate presentation. What could be better than sitting on the roof terrace outside your cottage in the sky on a weekend morning, enjoying a coffee and planning the day ahead?

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DIMENSIONS

Kitchen

11'3 x 9'1 (3.43m x 2.77m)

Bedroom One

17'11 x 10'1 (5.46m x 3.07m)

Bedroom Two

11'1 x 9'1 (3.38m x 2.77m)

Bathroom

6'2 x 6'0 (1.88m x 1.83m)

Communal Roof Top Terrace

approx 25' (approx 7.62m)

On street residents permit parking

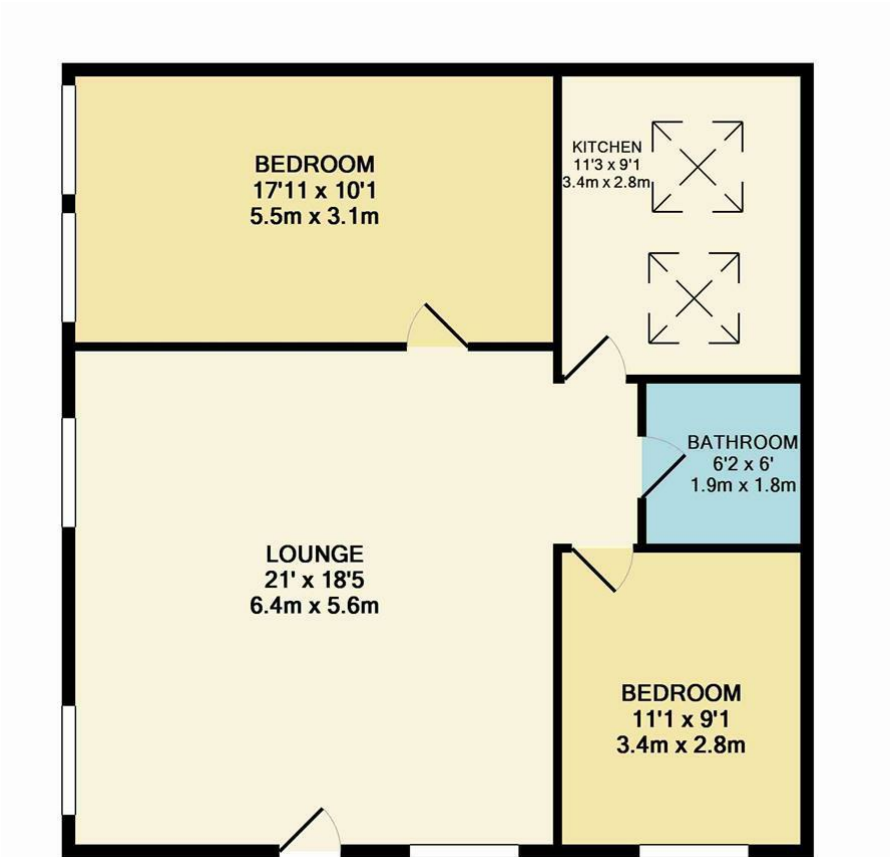
Additional Information:

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 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

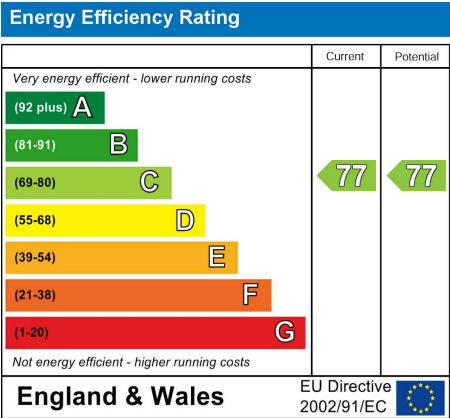


TOTAL APPROX. FLOOR AREA 770 SQ.FT. (71.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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EPC RATING



LOCATION



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