



Turner Road, Walthamstow, London, E17

£2,200 Per Month

Unfurnished

TO LET

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- First floor Victorian split-level maisonette
- 2 bedrooms
- Wood Street Overground station: 0.2 mile
- Double glazing
- Gas central heating
- Deposit: £2538.46
- EPC rating: C (76) & Council tax band: A
- Shared rear garden
- On street residents permit parking
- Internal: 800 sq ft (74 sq m)

A classically stylish two bedroom flat on Turner Road. Perfectly positioned between Wood Street and the Village, it's the ideal starting point for exploring both of these fantastic parts of Walthamstow. It's also very handily placed for Wood Street Overground station, for when you want (or need) to get further afield. So work or play, this flat enjoys the ideal location!

The flat is filled with natural light throughout, and has stripped wood flooring in the second bedroom and reception room. The latter room is a large space easily able to accommodate both relaxing and dining.

The main bedroom sits in the loft conversion and has an ensuite, with walk-in shower. The main bathroom on the first floor is equally chic.

Internal rooms are rounded off by a modern kitchen, whilst outside you there is a shared rear garden.

Although the property is a maisonette, there's excellent storage space throughout the home with eaves storage in the main bedroom, loft storage above the kitchen and a built-in wardrobe in the second bedroom.

Great flat, and an equally great location. Shall we take a look...?

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DIMENSIONS

Reception Room

14'7 x 11'6 (4.45m x 3.51m)

Kitchen

9'8 x 9'1 (2.95m x 2.77m)

Bedroom One

11'9 x 9'2 (3.58m x 2.79m)

Bathroom

Bedroom Two

13'1 x 10'0 (3.99m x 3.05m)

En-Suite

Rear Garden (Shared)

28'9 x 7'1 (8.76m x 2.16m)

On street residents permit parking

Additional Information:

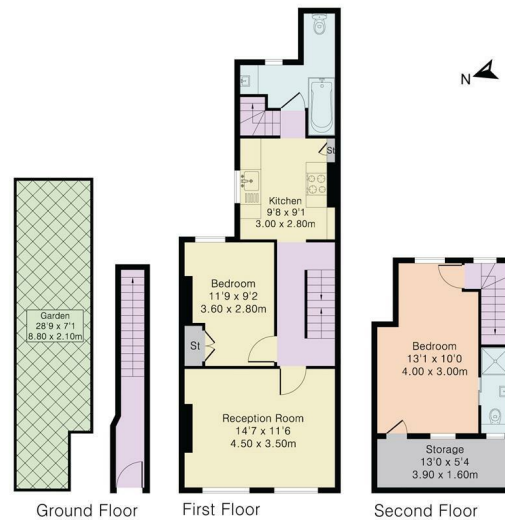
Local Authority: London Borough Of Waltham Forest

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, 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

Approximate Gross Internal Area 800 sq ft – 74 sq m
 Ground Floor Area 49 sq ft – 5 sq m
 First Floor Area 498 sq ft – 46 sq m
 Second Floor Area 254 sq ft – 24 sq m



EPC RATING

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	79
(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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