



## Belgrave Road, Walthamstow, London, E17

£3,200 PCM

TO LET

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Part furnished

- 3 Bedroom Victorian terraced house
- Gas central heating
- Close to Walthamstow Village
- Walthamstow Queens Road station: 0.3 mile
- Walthamstow Central Tube station: 0.5 mile
- Deposit: £3692.30
- EPC Rating: D (67)
- Council tax band: C
- Rear garden
- Internal: 1060 sq ft (99 sq m)

A fantastic three bedroom, terraced house on Belgrave Road. This superb location puts you within easy walking distance of all E17 has to offer, including the High Street and the Village. It is also perfectly placed for transport links - tube, train and bus stations are all under ten minutes away.

The property itself is beautifully presented and ideally suited as a family home. The ground floor is essentially open plan. There is a spacious through reception to the front, whilst to the rear sits a stunning kitchen diner, awash with light, and kitted out with swathes of fitted cabinetry, including floor to ceiling cupboards and an island unit. The ground floor is completed by a WC.

Upstairs there are three bedrooms, all as well presented as the rooms below, together with a three piece family bathroom.

Outside there is a private garden to the rear, complete with lawn, border planting and a raised patio area.

Shall we take a look?

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## DIMENSIONS

### Entrance

Via front door leading into:

### Entrance Hallway

Staircase leading to first floor. Door to dining room.

### Ground Floor WC

6'1 x 2'6 (1.85m x 0.76m)

### Reception Room

12'9 x 11'6 (3.89m x 3.51m)

Open to:

### Dining Room

11'9 x 10'9 (3.58m x 3.28m)

Open to reception room. Doors to:

### Kitchen

20'3 x 13'3 (6.17m x 4.04m)

Access to ground floor wc. Doors to rear garden.

### First Floor Landing

Door to all first floor rooms.

### Bedroom One

15'0 x 10'10 (4.57m x 3.30m)

### Bedroom Two

11'5 x 8'11 (3.48m x 2.72m)

### Bedroom Three

8'6 x 6'8 (2.59m x 2.03m)

### First Floor Bathroom

9'5 x 3'10 (2.87m x 1.17m)

### Rear Garden

### Additional Information:

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

Local Authority: London Borough Of Waltham Forest  
Council Tax Band: C

### Notice:

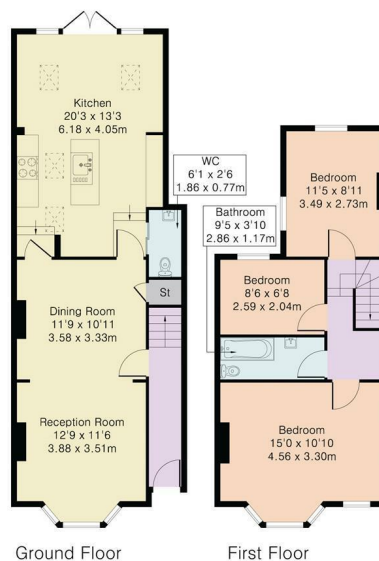
All photographs are provided for guidance only.

### Disclaimer:

The information provided about this property does not constitute or form part of any offer or contract, nor may it be relied upon as representations or statements of fact. All measurements are approximate and should be used as a guide only. Any systems, services or appliances listed herein have not been tested by us and therefore we cannot verify or guarantee they are in working order. Details of planning and building regulations for any works carried out on the property should be specifically verified by the purchasers' conveyancer or solicitor, as should tenure/lease information (where appropriate).

## FLOORPLAN

Approximate Gross Internal Area 1060 sq ft – 99 sq m  
Ground Floor Area 616 sq ft – 57 sq m  
First Floor Area 445 sq ft – 41 sq m



## EPC RATING

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## LOCATION



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