



Hallway
 Reception Room
 13'5" x 10'2"
 Bedroom
 10'5" x 8'2"
 Kitchen
 21'3" x 9'10"
 Bathroom
 5'10" x 5'2"

TOTAL APPROX. FLOOR AREA 459 SQ.FT. (42.7 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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WAVERLEY ROAD, WALTHAMSTOW

£1,750 Per Calendar Month
 1 Bed Apartment - Conversion



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		
(61-81)	B		
(49-60)	C		
(35-48)	D		
(29-34)	E		
(21-28)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		64	75
EU Directive 2002/91/EC			

Features:

- One Bedroom Flat
- Double Bedroom
- Large Kitchen / Diner
- Private Rear Garden
- Quiet Residential Road
- Recently Redecorated
- Bright and Airy
- Available now

A generously proportioned one bedroom apartment occupying the entire ground floor of a spacious Victorian conversion. You have a spacious kitchen/diner and lovely, lengthy rear garden. Wood Street is just a couple of minutes away on foot.

REQUEST A VIEWING
 0203 397 9797

E11, E7, E12 & E15
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E4 & N17
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IF YOU LIVED HERE...

You'll be right around the corner from Wood Street - one of Walthamstow's most exciting new neighbourhoods. There's a vintage market, great choice of independent restaurants, cafes and shops plus some excellent pubs and bars, with new facilities opening up all the time.

Wood Street station is just a third of a mile away on foot, and will get you directly into Liverpool Street in 20 minutes. Alternatively hop off at Walthamstow

Central after just one stop (2 minutes) for direct runs to the West End, the Walthamstow Mall and Empire Cinema.

Inside, the kitchen/diner comes in at an impressive 210 square feet, with large bay window and plenty of space for dining and parties. You've got a full complement of appliances and fitted cabinets.

Accessed via a side door in the kitchen/diner, your private rear garden is lengthy and well tended, a mixture of patio, decking, lawn and beds with space for barbecues or just soaking up the sun.



WHAT ELSE?

- For some of the best, coolest and comfiest bars and pubs Walthamstow has to offer, head to The Village, just a half mile or so on foot.
- Decor throughout is smart and neat, with plenty of scope for personalisation.
- For your new local may we suggest The Duke, it's a great gastropub just a few minutes away that does a range of mean burgers.

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