

Clacton Road, Walthamstow, London, E17

£2,500 PCM

Part furnished

TO LET

1 1 2

- 2 Double Bedroom Victorian Terraced House
- Double Glazing & Gas Central Heating
- St James Street Station: 0.2 mile
- Next to St James Park
- Deposit: £2884.61
- EPC Rating: D (64)
- Council Tax Band: C
- Rear Garden
- On Road Residents Permit Parking
- Internal: 853 Sq Ft (79 Sq M)

An utterly charming two bedroom terraced house on Clacton Road. Located within strolling distance of St James Street station, Crate St James box park and the High Street, as well as the wide open spaces of Walthamstow Wetlands, the situation of this property could hardly be better.

Internally all of the rooms are beautifully presented in cool, neutral tones, with most having stripped wood flooring underfoot. On the ground floor there is a light and airy bay fronted reception room, offering plenty of space to both relax and dine. Directly behind the dining section sits the kitchen, kitted out with modern fitted units. Upstairs there are two bedrooms (both with that stripped wood flooring) and a swish, brand new four piece family bathroom, complete with a separate walk in shower cubicle.

Outside there is a low maintenance private garden to the rear, offering the perfect spot to relax on a warm summer evening.

Shall we take a look?

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DIMENSIONS

Lounge/Diner
22'5 10'6 (6.83m x 3.20m)

Kitchen
13'6 x 10'7 (4.11m x 3.23m)

Bedroom One
13'6 x 10'7 (4.11m x 3.23m)

Bedroom Two
11'10 x 8'0 (3.61m x 2.44m)

First Floor Bathroom
9'10 x 8'7 (3.00m x 2.62m)

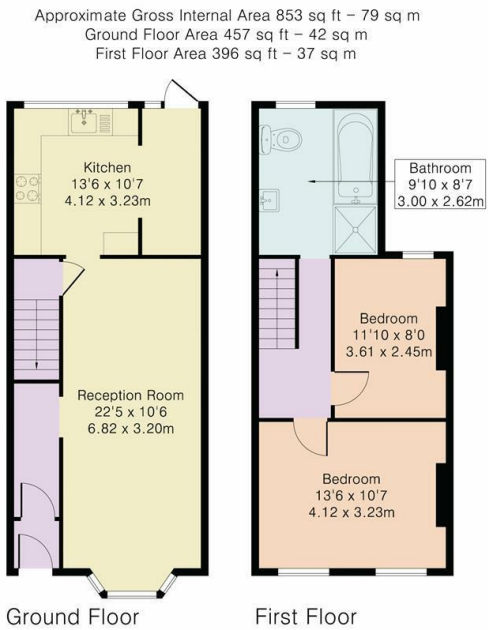
Rear Garden

On Road 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



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 as defined by RICS code of measuring practice. No guarantee is given on 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		85
(69-80) C		
(55-68) D	64	
(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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