



Orford Road, Walthamstow, London, E17

£1,800 PCM

TO LET

 1  1  2

Furnished

- First floor Victorian conversion flat
- 2 Bedrooms
- Gas central heating
- Walthamstow Village location
- Walthamstow Central Tube Station: 0.3 mile
- Deposit: £2076.92
- EPC rating: D (67)
- Council tax band: B
- On street residents permit parking
- Internal: 690 sq ft (64.1 sq m)

A light and bright two-bedroom, first floor flat on Orford Road.

It's hard to imagine a better location than that enjoyed by this property. Situated right in the heart of Walthamstow Village, it is perfectly positioned for everything this area has to offer. There are bars and eateries aplenty just up the road, whilst Walthamstow Central station is just a short walk away for when work beckons.

The itself is beautifully presented, with a cool, neutral colour palette throughout. To the front is a full width reception room, with feature fireplace and stripped wood flooring. There is also a sleek, fitted kitchen, three-piece family bathroom, and two double bedrooms.

Fantastically located and beautifully presented. Shall we take a look...?

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DIMENSIONS

Communal Entrance

Via front door leading into:

Communal Hallway

Further door with staircase leading to:

First Floor Landing

Door to reception room, kitchen, bedroom one & bathroom.

Reception Room

15'2 x 14'5 (4.62m x 4.39m)

Kitchen

10'7 x 7'3 (3.23m x 2.21m)

Door to bedroom two.

Bedroom One

12'7 x 10'6 (3.84m x 3.20m)

Bedroom Two

10'7 x 7'0 (3.23m x 2.13m)

Bathroom

6'8 x 5'8 (2.03m x 1.73m)

On street residents permit parking

Additional Information:

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

Local Authority: London Borough Of Waltham Forest

Council tax band: B

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



GROUND FLOOR
APPROX. FLOOR
AREA 73 SQ.FT.
(6.8 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 618 SQ.FT.
(57.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 690 SQ.FT. (64.1 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

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

LOCATION

