



Sylvan Road, Walthamstow, London, E17

£1,800 PCM

Part furnished

- Victorian ground floor flat
- 1 Double bedroom
- Gas central heating
- Bordering Walthamstow Village
- Short walk to Walthamstow Central Tube & Queens Road Stations
- Deposit: £2076.92
- EPC rating: D (67)
- Council tax band: B
- Rear Garden: 70' x 17'
- Internal: 540 sq ft (50 sq m)

TO LET

 1  1  1

An utterly charming one bedroom garden flat on Sylvan Road. Situated on a quiet residential side street, it's handy located within a stone's throw of Walthamstow Central and Walthamstow Queens Road Stations, as well as the many bars and eateries of Hoe Street, the High Street and the Village. Green spaces abound nearby too, from Hollow Ponds and Epping Forest through to Walthamstow Wetlands. Whatever you have planned, this flat's location makes it the ideal base.

The flat itself offers vintage features and modern comforts. To the front sits the bedroom, with high ceiling, shuttered bay window, and stripped wood flooring. There's also plenty of space for free standing storage. Directly behind sits the lounge, again high ceiling and exposed floorboards. It offers views towards the garden via the sash window, and has a wonderfully cosy feel to it.

The lounge in turn leads to the kitchen diner. Here there is plenty of space both to cook and eat, with fitted units along one wall and room for a dining table in the side bay. That beautiful wood flooring is again in evidence here. The final internal space is the bathroom, which features a three piece suite, with shower over the tub.

Outside to the rear is an incredibly generous private rear garden. It feature a paved patio, lawn, vegetable patch, borders...well, pretty much whatever you want in a garden.

Shall we take a look?

Sylvan Road, Walthamstow, London, E17

DIMENSIONS

Reception Room

14'5 x 8'8 (4.39m x 2.64m)

Kitchen

14'3 x 9'3 (4.34m x 2.82m)

Bedroom

13'7 x 12'3 (4.14m x 3.73m)

Bathroom

9'2 x 7'5 (2.79m x 2.26m)

Rear Garden

70'0 x 17'0 (21.34m x 5.18m)

On street residents permit parking

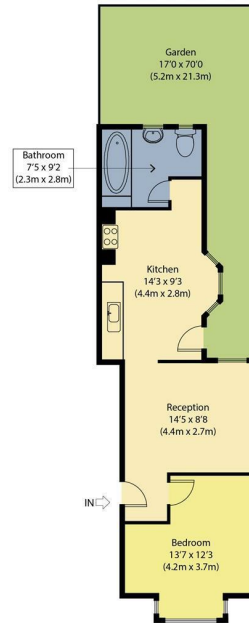
Additional Information:

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



Ground Floor
Approximate Gross Internal Area
540 sq ft (50sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright: www.ghostbox.co.uk

EPC RATING

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	77
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

LOCATION



hello@estateseast.co.uk 020 8520 9300 estateseast.co.uk

