



## 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

### 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)

### Dining Room

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

### Kitchen

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

### 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

On street residents permit parking

### Additional Information:

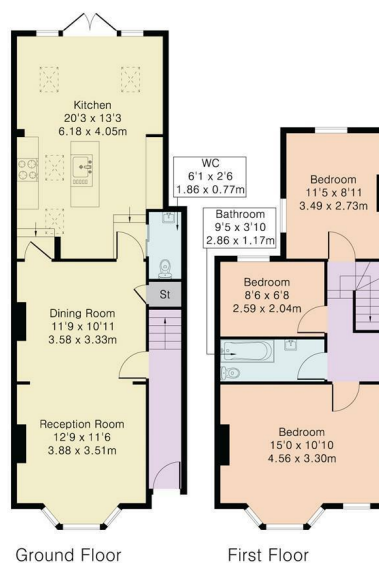
Local Authority: London Borough Of Waltham Forest

### 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

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
<i>Very energy efficient - lower running costs</i>			
(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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## LOCATION



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