



## Green Pond Close, Walthamstow, London, E17

£1,300 PCM

Unfurnished

TO LET

 1  1  1

- First floor studio flat
- 1 bedroom
- Built-in wardrobes
- Electric heating
- Blackhorse Road Tube station 0.6 mile
- Lloyd Park closeby
- Deposit: £1500
- EPC rating: D (65) & Council tax band: B
- Residents parking
- Internal: 314 sq ft (29 sq m)

A stylish studio flat on Green Pond Close. Located just off Higham Hill Road, it's within walking distance of Blackhorse Road tube station, making the morning commute just that bit easier. And on the way back from the station to home, why not pop into one of the many taprooms on the Walthamstow Beer Mile for a pint and something to eat? That makes the commute even better!

Internally the flat is neutrally decorated throughout, and comprises kitchen, studio space (including built in wardrobes) and modern three piece bathroom.

Great flat, great location. Shall we take a look...?

# Green Pond Close, Walthamstow, London, E17

## DIMENSIONS

### Communal Entrance

Via communal front door leading into:

### Communal Hallway

Staircase leading to first floor and flat.

### Entrance

Via flat entrance door leading into:

### Entrance Hallway

Door to lounge & bathroom.

### Lounge

11'11 x 10'5 (3.63m x 3.18m)

Open to bedroom.

### Kitchen

6'11 x 6'11 (2.11m x 2.11m)

### Bedroom

9'2 x 8'11 (2.79m x 2.72m)

Open to lounge and kitchen.

### Residents Parking

### Additional Information:

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

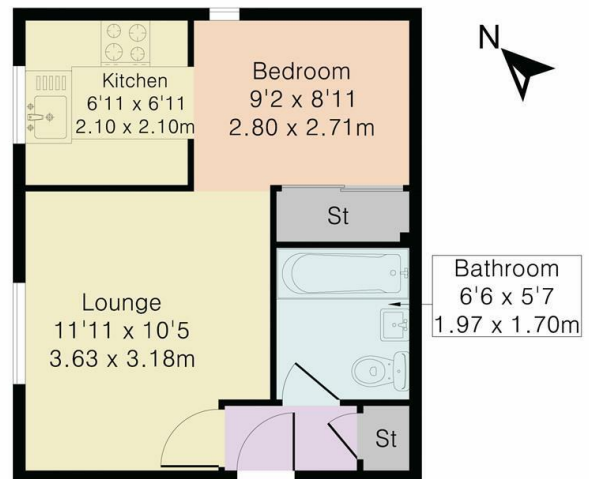
Local Authority: London Borough Of Waltham Forest

### 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 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

**Approximate Gross Internal Area 314 sq ft - 29 sq m**



First Floor



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 practise. 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) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## LOCATION



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