

Winns Avenue, Walthamstow, London, E17

£2,200 PCM

Unfurnished

TO LET

 1  1  2

- Ground floor Warner maisonette
- 2 Bedrooms
- Gas central heating
- Close to Lloyd Park
- Deposit: £2538.46
- EPC rating: D (66)
- Council tax band: B
- Rear garden: approx 30ft
- On street residents permit parking
- Internal: 696 sq ft (65 sq m)

A bright and spacious two bedroom Warner flat on Winns Avenue. Located just a short stroll from Lloyd Park, yet within easy reach of both Blackhorse Road and Walthamstow Central stations, this property is ideally located whether for the daily commute or free time at the weekend.

The property itself is well presented throughout. To the front there is a large reception room, with the smaller of the two bedrooms directly behind, off the hallway. There then follows a stylish kitchen and three piece bathroom, before you arrive at the double bedroom at the rear, which overlooks the garden.

Great location and an equally fantastic flat. Shall we take a look...?

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DIMENSIONS

Reception Room
15'1 x 10'9 (4.60m x 3.28m)

Kitchen

Bedroom One
11'7 x 11'3 (3.53m x 3.43m)
Door to inner hall.

Bedroom Two
10'9 x 6'1 (3.28m x 1.85m)

Bathroom
8'2 x 7'10 (2.49m x 2.39m)

Rear Garden
approx 30' (approx 9.14m)

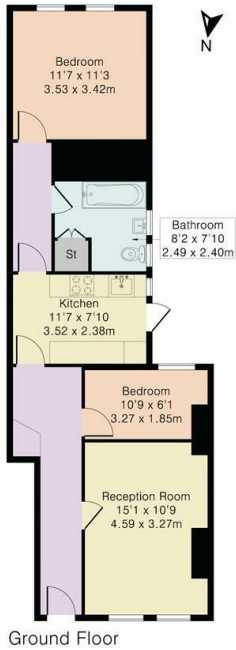
On street residents permit parking

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 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 696 sq ft - 65 sq m



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		
(69-80) C		
(55-68) D	66	77
(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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