

Orford Road, Walthamstow, London, E17

£2,300 PCM

FOR SALE

2 1 3

- Split-level maisonette
- 3 Bedrooms
- Gas central heating
- Recently refurbished throughout
- Walthamstow Central tube station 0.4 mile
- Located in the heart of Walthamstow Village
- Deposit: £2653.84
- EPC rating: D (66)
- Council tax band: B
- Internal: 1165 sq ft (109 sq m)

An incredibly spacious three-bedroom flat on Orford Road.

It's hard to imagine being more central Village than on Orford Road itself. There are bars, eateries and coffee shops galore, as well as a plethora of independent retailers. There is always something to do and see here. It's also ideally placed for the morning commute, with Walthamstow Central station a hop, skip and a jump away.

The flat itself is very well proportioned, stretching to well over 100 square metres. It's set across the first and second floors and is filled with natural light. On the first floor there is a spacious lounge to the front, complete with two large sash windows, feature fireplace and stripped wood flooring. That flooring continues throughout, into the kitchen diner and the dining room beyond. The first floor is rounded off by the four-piece family bathroom.

Ascend to the second floor and you'll find the three bedrooms, two to the front and the largest to the rear.

A spacious and well presented flat, brilliantly located. Shall we take a look...?

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DIMENSIONS

Entrance

Via own front door leading into:

Entrance Hallway

17'7 x 2'10 (5.36m x 0.86m)

Staircase to first floor landing.

First Floor Landing

Staircase to second floor landing.

Reception Room

16'11 x 13'4 (5.16m x 4.06m)

Dining Room

9'11 x 9'11 (3.02m x 3.02m)

Kitchen

13'2 x 10'10 (4.01m x 3.30m)

Bathroom

9'2 x 6'7 (2.79m x 2.01m)

Second Floor Landing

Door to all second floor rooms.

Bedroom One

13'3 x 10'10 (4.04m x 3.30m)

Bedroom Two

13'4 x 8'4 (4.06m x 2.54m)

Door to:

Bedroom Three

13'4 x 8'4 (4.06m x 2.54m)

Door to bedroom three.

Additional Information:

Length of tenancy - 12 month with 6 months 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

Approximate Gross Internal Area 1165 sq ft - 109 sq m

Ground Floor Area 51 sq ft - 5 sq m

First Floor Area 651 sq ft - 61 sq m

Second Floor Area 463 sq ft - 43 sq m



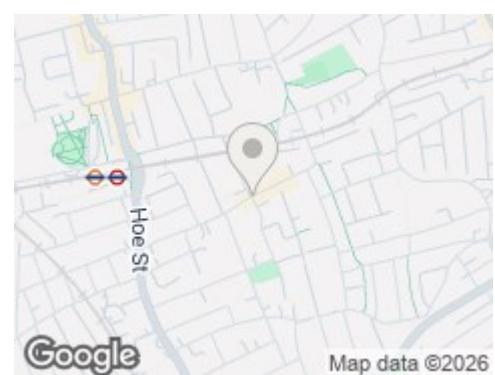
Pink plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for errors, omissions or misstatement. These plans are for representation purposes only and no guarantee is given on the 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		
(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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