




Orford Road, Walthamstow, London, E17

£2,500 Per Month

TO LET

 1  1  2

Part furnished

- 2 Double bedroom first floor flat
- Gas central heating
- Bright & spacious
- Own entrance
- Walthamstow Central Tube station: 0.5 mile
- Located in the heart of Walthamstow Village
- Deposit: £2884.61
- Council tax band: B
- On street residents permit parking
- Internal: 847 sq ft (79 sq m)

A stunning two-bedroom, first floor flat, perched on Orford Road and overlooking the Village square. It's hard to imagine a more "Village" location than the one this property enjoys. With an eclectic mix of cafes, bars and eateries quite literally right on your doorstep, there are a wealth of things to see and do. Plus, with Walthamstow Central a short stroll away it's also easy to get further afield when needed.

Internally, the flat is beautifully presented throughout. At the front of the property sits the reception room. This is particularly generously proportioned, offering space aplenty to both relax and dine. Both of the bedrooms are solid doubles and sit either side of a stylish three-piece shower room. At the rear of the flat is the kitchen, kitted out with sleek fitted units and wooden work surfaces.

This is an incredibly rare opportunity to rent a property in an iconic local building, right in the heart of the Village. It doesn't get much better than that. Shall we take a look...?

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DIMENSIONS

Reception Room

19'3 x 18'11 (5.87m x 5.77m)

Kitchen

9'5 x 7'8 (2.87m x 2.34m)

Bedroom One

14'1 x 10'11 (4.29m x 3.33m)

Bedroom Two

12'7 x 12'1 (3.84m x 3.68m)

Bathroom

9'2 x 6'11 (2.79m x 2.11m)

On street residents permit parking

Additional Information:

Local Authority: London Borough Of Waltham Forest

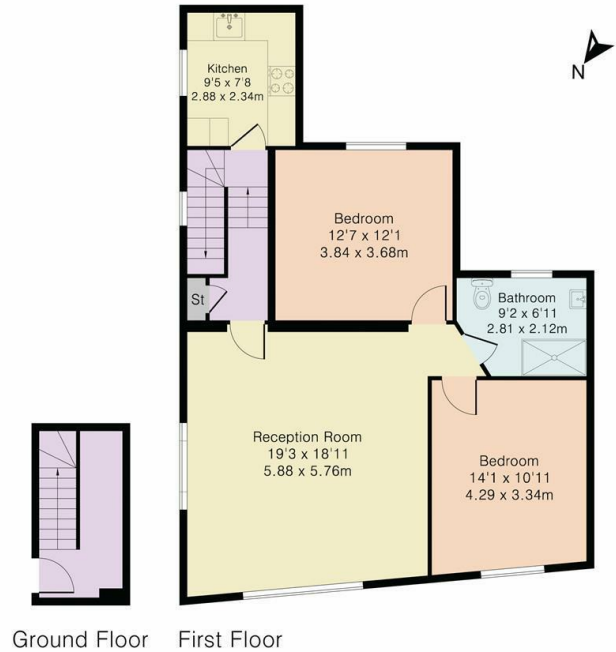
EPC rating: TBC (Pending)

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 847 sq ft – 79 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 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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

