



Fleeming Road, Walthamstow, London, E17

£1,400 PCM

TO LET

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Part furnished

- Ground floor flat
- 1 Double bedroom
- Gas central heating
- Close proximity to Lloyd Park
- Walthamstow Central tube station: 0.9 mile
- Deposit: £1615.38
- EPC rating: D (62)
- Council tax band: B
- Shared rear garden: Approx 35'
- Internal: 441 sq ft (41 sq m)

Situated in the much desired Lloyd Park area is this utterly charming one bedroom, ground floor flat. The Park and William Morris Gallery are literally on your doorstep, as are other local amenities and transport links. The property has been decorated to a very high standard throughout, creating a warm and welcoming home in which to live. The property comprises a spacious lounge with front bay window, a good size double bedroom, large kitchen/diner, modern bathroom and shared rear garden.

Great property, great area...shall we take a look?

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DIMENSIONS

Entrance

Via front door leading into:

Hallway

Access To:

Lounge

11'10 x 11'7 (3.61m x 3.53m)

Bedroom

9'4 x 9'4 (2.84m x 2.84m)

Kitchen

10'8 x 9'10 (3.25m x 3.00m)

Bathroom

11'11 x 6'11 (3.63m x 2.11m)

Rear Garden (Shared)

approx 35' (approx 10.67m)

Notice:

All photographs are provided for guidance only.

Additional Information:

Length of tenancy - 12 month with 6 month break clause

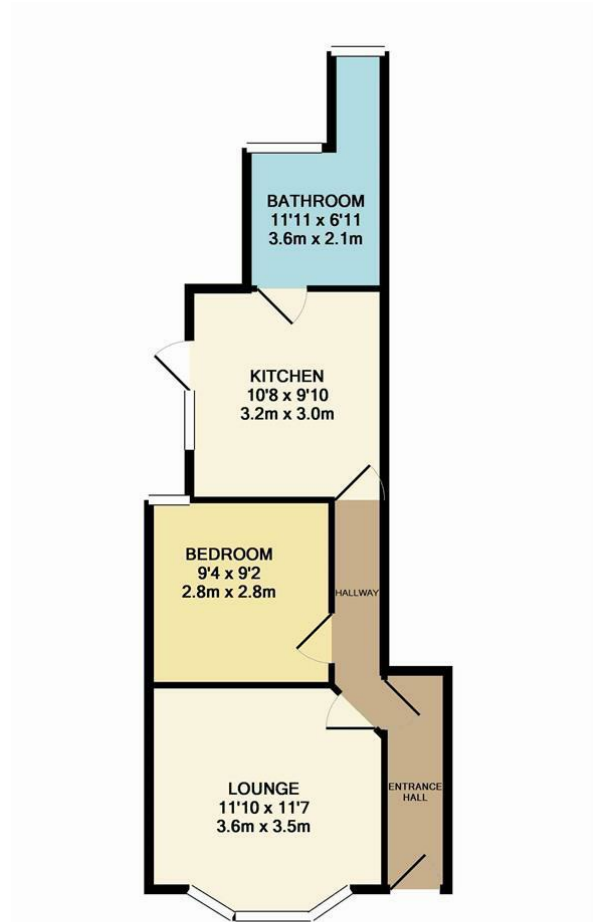
Local Authority: London Borough Of Waltham Forest

Council Tax Band: B

Disclaimer:

The information provided about this property does not constitute or form part of any offer or contract, nor may it be relied upon as representations or statements of fact. All measurements are approximate and should be used as a guide only. Any systems, services or appliances listed herein have not been tested by us and therefore we cannot verify or guarantee they are in working order. Details of planning and building regulations for any works carried out on the property should be specifically verified by the purchasers' conveyancer or solicitor, as should tenure/lease information (where appropriate).

FLOORPLAN



TOTAL APPROX. FLOOR AREA 441 SQ.FT. (41.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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

