



Queens Road, Walthamstow, London, E17

£1,800 PCM

Unfurnished

TO LET

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- Victorian ground floor conversion flat
- 1 double bedroom
- Kitchen/diner
- Private rear garden: approx 40ft
- On street residents permit parking
- Walthamstow Central tube station: 0.5 mile
- Easy walking distance to Walthamstow Village
- Deposit: £2076.92
- Council tax band: B & EPC rating: C (72)
- Internal: 482 sq ft (44.8 sq m)

A charming one bedroom garden flat on Queens Road. Ideally located for access to numerous transport links including Walthamstow Central and Queens Road Stations, it's also just a short walk to Walthamstow Village with its extensive range of cafes, restaurants and pubs.

The lounge is a great size, with high ceilings making it bright and airy, and also features a working log burner. There is a generously sized double bedroom with direct access to the private garden, whilst to the rear of the property is a spacious, fully fitted kitchen/diner (complete with fridge/freezer, dishwasher and washing machine), which in turn leads to the family bathroom.

Great property, great location.

Shall we take a look...?

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DIMENSIONS

Living Room

11'1 x 11'1 (3.38m x 3.38m)

Kitchen/Diner

10'10 x 10'4 (3.30m x 3.15m)

Bedroom

10'11 x 10'4 (3.33m x 3.15m)

Bathroom

6'1 x 6'0 (1.85m x 1.83m)

Rear Garden (Private)

approx 40' (approx 12.19m)

On street residents permit parking

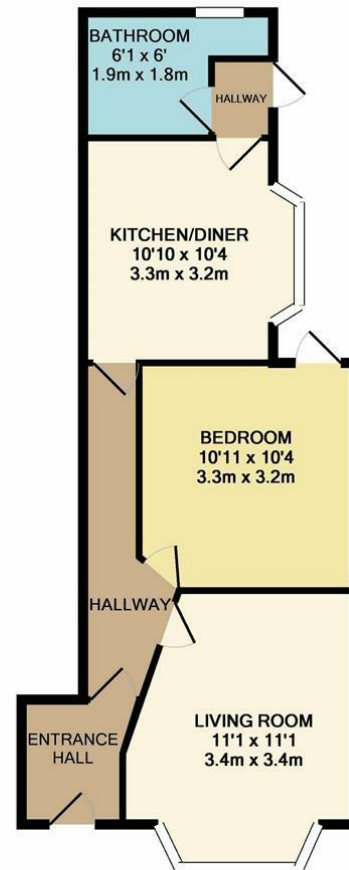
Additional Information:

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



TOTAL APPROX. FLOOR AREA 482 SQ.FT. (44.8 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>		
	72	77
England & Wales	EU Directive 2002/91/EC	

LOCATION



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