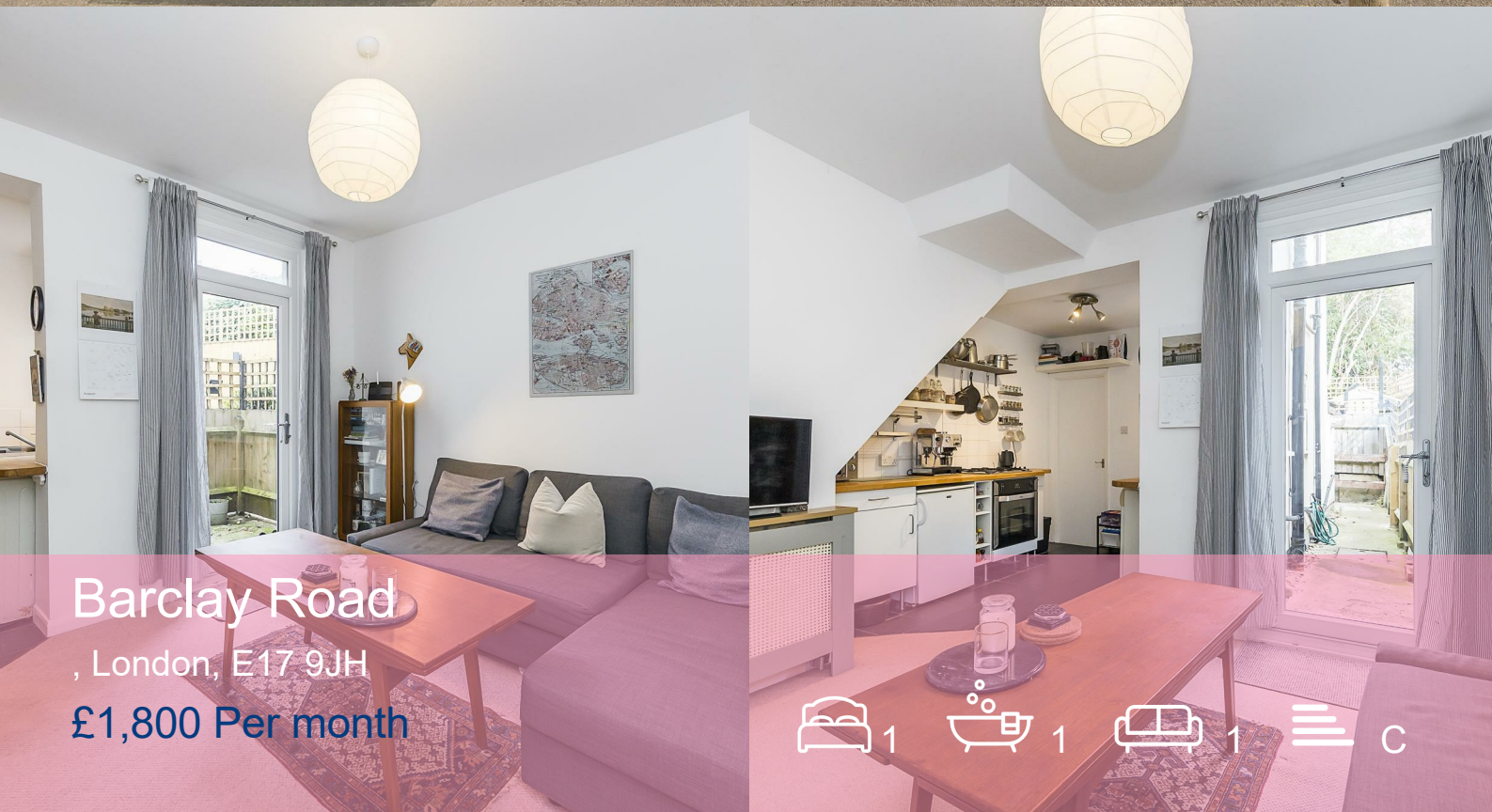


# Settle.



Barclay Road  
, London, E17 9JH  
£1,800 Per month

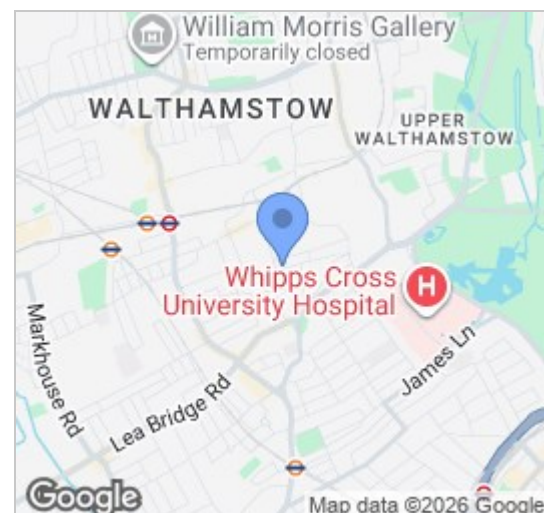
1 1 1 C



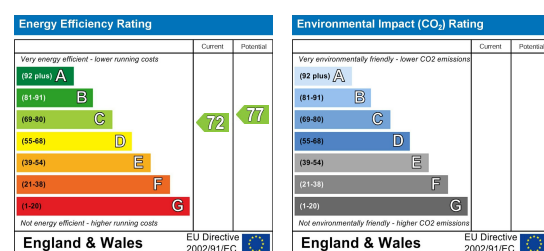
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Settle Office on 0208 124 2522 if you wish to arrange a viewing appointment for this property or require further information.

- Ground Floor Flat
- Beautifully Presented
- Walthamstow Village Location
- Available Early October
- EPC Rating C
- One Bedroom with Additional Study
- Private Garden
- 0.7 Miles to Walthamstow Central
- Council Tax Band A
- 40.7 Sq M - 438 Sq Ft

A Cosy One-Bedroom Flat with additional Study Room in Walthamstow Village.

This ground floor flat is tastefully designed and is maintained to an excellent standard. You enter into the open-planned kitchen/living room which leads out to the private rear garden. Through the kitchen, you will find the three-piece bathroom and cosy second room, which is the perfect size for an office space or nursery. The main bedroom is situated at the front, featuring large bay windows allowing in a copious amount of natural light. Further benefits include gas central heating and double glazing throughout.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.