



## Fleeming Road, Walthamstow, London, E17

£1,500 PCM

Part furnished

**TO LET**

1 1 1

- Ground floor flat
- 1 Double bedroom
- Gas central heating
- Close to Lloyd Park
- Walthamstow Central tube station: 0.9 mile
- Deposit: £1730.76
- EPC rating: D (62)
- Council tax band: B
- Shared east-facing rear garden: Approx 35'
- Internal: 441 sq ft (41 sq m)

A stunning one-bedroom flat on Fleeming Road.

This beautiful property is presented to a very high standard throughout, offering a blend of period charm and contemporary style. The reception room boasts a bay window and feature fireplace, creating a warm and welcoming atmosphere. The kitchen-diner is a real hub for this flat, and features dark blue cabinetry complemented by white walls. It also provides convenient access to the shared rear garden with its charming patio space, perfect for outdoor entertaining. The property also benefits from a modern, well-appointed bathroom.

Beyond the impressive interiors, the flat enjoys an enviable location. Lloyd Park and the renowned William Morris Gallery are quite literally on your doorstep, offering cultural enrichment and green spaces for relaxation, whilst your "local" is The Bell, which offers great food and drinks. Walthamstow Central station is within easy walking distance, providing excellent transport links with Overground and Victoria Line services taking you to Central London and beyond.

Shall we take a look?

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## DIMENSIONS

### Communal Entrance

Via communal front door leading into:

### Communal Hallway

Door to flat.

### Entrance

Via flat entrance 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)

### East-facing Rear Garden (Shared)

approx 35' (approx 10.67m)

### Additional Information:

Length of tenancy - 12 months with 6 month break clause.

Local Authority: London Borough Of Waltham Forest

Council Tax Band: B

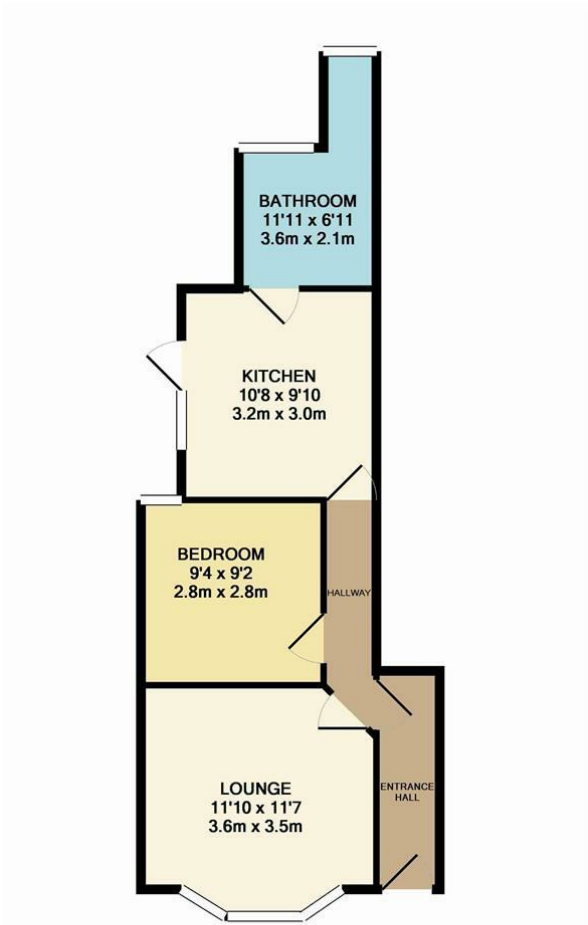
### Notice:

All photographs and floorplans are provided for guidance only.

### Disclaimer:

We endeavour to make our sales particulars as accurate and reliable as possible, however, they do 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
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		
	62	76
England & Wales	EU Directive 2002/91/EC	

## LOCATION



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