






Yunus Khan Close, Walthamstow, London, E17

£1,850 PCM

Unfurnished

TO LET

 1  1  2

- First floor purpose-built flat
- 2 Bedrooms
- Double glazing
- Electric storage heating
- Deposit: £2134.61
- EPC rating: B (81)
- Council tax band: C
- Communal garden
- Residents parking
- Internal: 557 sq ft (52 sq m)

A two-bedroom, first floor flat on Yunus Khan Close. Situated within easy walking distance of Walthamstow Central station, it's also just across Hoe Street from the many shops, pubs and eateries of the Village. So whether commuting to work or meeting up with friends at the weekend, the location of this property is hard to beat.

The flat itself is well presented throughout, with a neutral colour scheme accentuating the natural light. The reception room has ample space to both relax and dine, and the kitchen is handily placed directly off. The two bedrooms are well proportioned, whilst the three-piece family bathroom has a shower over the tub.

Outside the block is surrounded by communal gardens.

Shall we take a look...?

Yunus Khan Close, Walthamstow, London, E17

DIMENSIONS

Communal Entrance
Via communal front door leading into:

Communal Hallway
Staircase ;leading to first floor & flat.

Entrance
Via flat entrance door leading into:

Entrance Hallway
Door to reception room, bedroom one, bedroom two & bathroom.

Reception Room
15'10 x 11'3 (4.83m x 3.43m)
Door to:

Kitchen
8'10 x 8'6 (2.69m x 2.59m)
Door to reception room.

Bedroom One
12'6 x 11'3 (3.81m x 3.43m)

Bedroom Two
8'8 x 6'11 (2.64m x 2.11m)

Bathroom
6'8 x 5'9 (2.03m x 1.75m)

Communal Gardens

Residents Parking

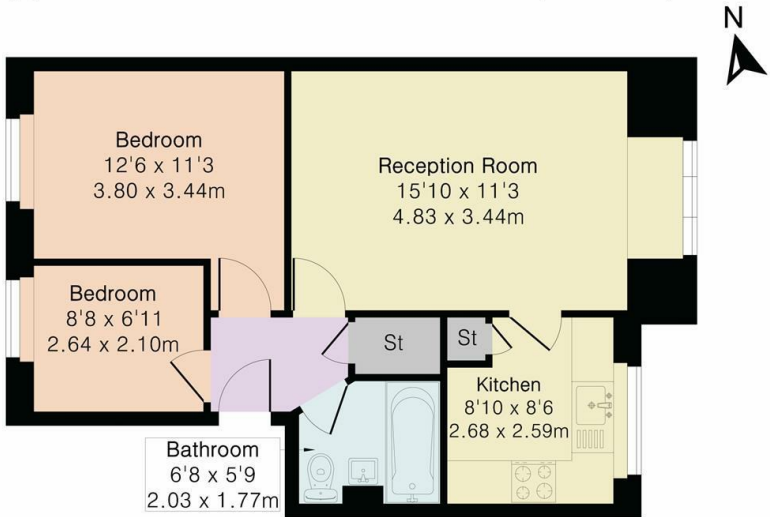
Additional Information:
Length of tenancy - 12 months with 6 month break clause.
Local Authority: London Borough Of Waltham Forest
Council Tax Band: C

Notice:
All photographs and floorplan 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

Approximate Gross Internal Area 557 sq ft - 52 sq m



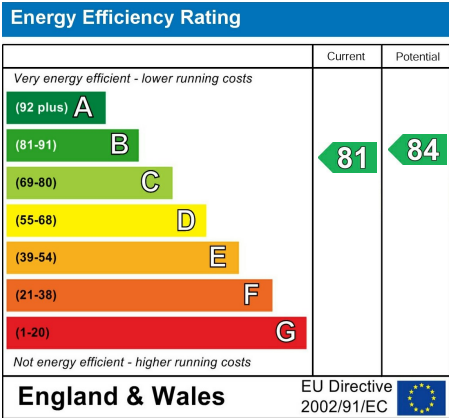
First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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



LOCATION



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