



Bakers Avenue, Walthamstow, London, E17

£1,775 PCM

Unfurnished

TO LET

1 1 2

- 2 bedroom Victorian ground floor maisonette
- Own entrance
- Gas central heating
- Walthamstow Central Tube station: 0.5 mile
- Walthamstow Village Nearby
- Deposit: £2048.07
- EPC Rating: D (66)
- Council tax band: B
- 65'7 x 18'7 Rear garden & Large shed
- Internal: 711 sq ft (66'0 sq m)

A two bedroom garden maisonette, situated on Bakers Avenue.

Perched peacefully at the point where Walthamstow meets Leyton, this fantastic property is ideally located for all that these two amazing areas have to offer.

The property itself has two double bedrooms, a combined kitchen/lounge (complete with modern fitted units) and a stylish three piece bathroom. There is beautiful wood flooring underfoot throughout with full double glazing and central heating.

Outside there is a large private garden. It has two decked areas and raised beds, plus the bonus of a cavernous chalet style outbuilding at the far end. It is fully insulated, double glazed and has lighting, power, and cabled for the reliable internet access making it a flexible and uber-useful space – something which is accentuated when you also take into account that there is access to the garden from the front via a side gate. There is also further space at the back of the outbuilding with a utility shed and small raised garden currently used as a veg patch.

Shall we take a look?

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DIMENSIONS

Entrance

Via own front door leading into:

Entrance Hallway

Open to lounge/kitchen. Door to bedroom one.

Lounge/Kitchen

15'1 x 11'3 (4.60m x 3.43m)

Access to rear garden.

Bedroom One

12'2 x 9'2 (3.71m x 2.79m)

Bedroom Two

11'6 x 9'10 (3.51m x 3.00m)

Bathroom

5'1" x 6'2" (1.55m x 1.90m)

Rear Garden

approx 65'7 x 18'7 (approx 19.99m x 5.66m)

Garden Office

19'8" x 13'1" (6.0 x 4.0)

Working power & electrics

Additional Information:

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

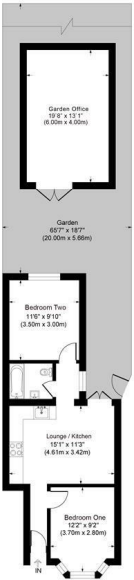
Local Authority: London Borough Of Waltham Forest

Council Tax Band: B

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, floorplans and video tours 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



Bakers Avenue

Approximate Gross Internal Area

Ground Floor = 45.1 sq m / 486 sq ft

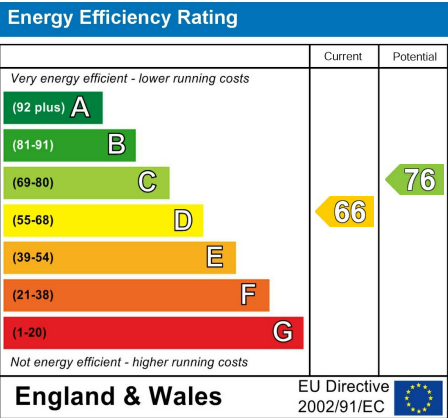
Outbuilding = 20.8 sq m / 225 sq ft

Total = 66.0 sq m / 711 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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EPC RATING



LOCATION



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