



Maynard Road, Walthamstow, London, E17

£1,650 PCM

Furnished

TO LET

 1  1  1

- First floor conversion flat
- 1 Double bedroom
- Double glazing & Gas central heating
- Walthamstow Central Tube station: 0.5 mile
- Walthamstow Village location
- Deposit: £1903.84
- Council tax band: B
- EPC rating: D (61)
- On street residents permit parking
- Internal: 458 sq ft (42.6 sq m)

A beautiful one bedroom first floor flat in a converted house, situated in the heart of Walthamstow Village.

This flawlessly presented property is as good as we've seen for ages, offering a bright, modern interior throughout. There is a lounge to the front with partially vaulted ceiling and beautiful engineered wood flooring. It has plenty of room to both relax and dine. The bedroom is a solid double, whilst the galley style kitchen is kitted out with sleek cabinetry. The bathroom matches the rest of the flat in terms of quality of finish, with three piece suite and shower over the tub and, like the kitchen, has electric underfloor heating.

All this, and right in the heart of the action, with the sights and sounds of the Village on your doorstep. Oh, and both Walthamstow Central and Wood Street stations are but a stroll away when work calls.

Shall we take a look?

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DIMENSIONS

Communal Entrance

Via communal front door leading into:

Communal Hallway

Via staircase leading to first floor & flat.

Entrance

Via flat entrance door leading into:

Entrance Hallway

Access to lounge, kitchen & bedroom.

Lounge

14'1 x 10'10 (4.29m x 3.30m)

Kitchen

7'2 x 7'0 (2.18m x 2.13m)

Access to bathroom.

Bedroom

10'11 x 8'1 (3.33m x 2.46m)

Bathroom

7'11 x 4'1 (2.41m x 1.24m)

On street residents permit parking

Additional Information:

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

Local Authority: London Borough Of Waltham Forest

Council Tax Band: B

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



GROUND FLOOR
APPROX. FLOOR
AREA 55 SQ.FT.
(5.1 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 404 SQ.FT.
(37.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 458 SQ.FT. (42.6 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	61	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

LOCATION

