

Bromley Road, Walthamstow, London, E17

£2,500 PCM

Part furnished

TO LET

1 2 2

- 2 bedroom Victorian terraced house
- 2 Bathrooms
- Double glazing & gas central heating
- Greenleaf Primary School catchment area
- Close proximity to Lloyd Park
- Walthamstow Central tube station: 0.7 mile
- Deposit: £2884.61
- Council tax band: C & EPC rating D (67)
- Rear garden
- Internal: 841 sq ft (79 sq m)

A beautiful two bedroom house on Bromley Road. Located on the doorstep of Lloyd Park, it's also within walking distance of Walthamstow Central station, making it an incredibly convenient and desirable place to live.

The property itself is well presented, with plenty of natural light throughout. On the ground floor there is a through reception room, with bay window to the front and French doors to the rear. There is also beautiful wood flooring underfoot. The kitchen sits directly behind, complete with fitted units and work surfaces, before the ground floor is rounded off by the first of the two bathrooms. Upstairs there are two bedrooms (the larger with swathes of fitted wardrobes) and a stunning bathroom complete with free standing bath, underfloor heating and separate shower cubicle.

Outside there is a charming courtyard-style garden to the rear – ideal for al fresco dining in the summer months.

Great property – shall we take a look...?

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DIMENSIONS

Entrance

Via front door leading into:

Entrance Hallway

Staircase leading to first floor. Door to:

Reception Room

11'3 x 10'4 (3.43m x 3.15m)

Open to:

Dining Room

13'10 x 11'2 (4.22m x 3.40m)

Open to reception room. Doors to rear garden. Door to:

Kitchen

9'9 x 7'4 (2.97m x 2.24m)

Inner Hall

Door to bathroom, utility & rear garden.

Utility

Ground Floor Bathroom

7'6 x 7'1 (2.29m x 2.16m)

First Floor Landing

Door to all first floor rooms.

Bedroom One

13'7 x 11'6 (4.14m x 3.51m)

Bedroom Two

11'3 x 7'5 (3.43m x 2.26m)

First Floor Bathroom

9'7 x 7'2 (2.92m x 2.18m)

Rear Garden

Additional Information:

Length of tenancy - 12 months with 6 month break clause

Local Authority: London Borough Of Waltham Forest

Council Tax Band: C

Notice:

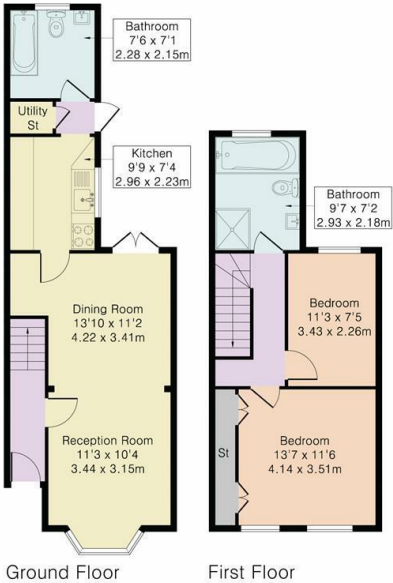
All photographs and floorplan are provided for guidance only.

Disclaimer:

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FLOORPLAN

Approximate Gross Internal Area 841 sq ft – 79 sq m
Ground Floor Area 458 sq ft – 43 sq m
First Floor Area 383 sq ft – 36 sq m



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 as defined by RICS code of measuring practice. No guarantee is given on 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		67
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

LOCATION



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