



Shernhall Street, Walthamstow, London, E17

£1,900 Per Annum

Furnished

TO LET

1 1 2

- First-floor split-level Victorian flat
- 2 Bedrooms
- Kitchen/diner
- Wood Street station: 0.3 mile
- Walthamstow Central station: 0.7 mile
- Gas central heating
- Deposit: £2192.30
- EPC rating: E (52)
- Council tax band: B
- Internal: 893 sq ft (83 sq m)

A beautiful two bedroom, split level flat on Shernhall Street. Perched on the edge of Walthamstow Village, and with easy access to both Wood Street and Leyton, the location of this property is as brilliant as the internal décor.

Inside, there's an excellent layout, with well-proportioned rooms set out over two floors, which makes it feel more like a house than a flat. It's beautifully finished with parquet floors, contemporary kitchen and bathroom, and double bedrooms.

A truly stylish home.

Shall we take a look?

Shernhall Street, Walthamstow, London, E17

DIMENSIONS

- Communal Entrance**
Via communal entrance door into:
- Communal Hallway**
Door to flat.
- Entrance**
Via flat entrance door leading into:

- Entrance Hallway**
Staircase leading to first floor.

- Reception Room**
13'7 x 12'1 (4.14m x 3.68m)

- Kitchen/Diner**
13'10 x 12'8 (4.22m x 3.86m)

- Bathroom**
6'11 x 6'11 (2.11m x 2.11m)

- WC**
6'7 x 4'0 (2.01m x 1.22m)

- Second Floor Landing**

- Bedroom One**
13'7 x 13'1 (4.14m x 3.99m)

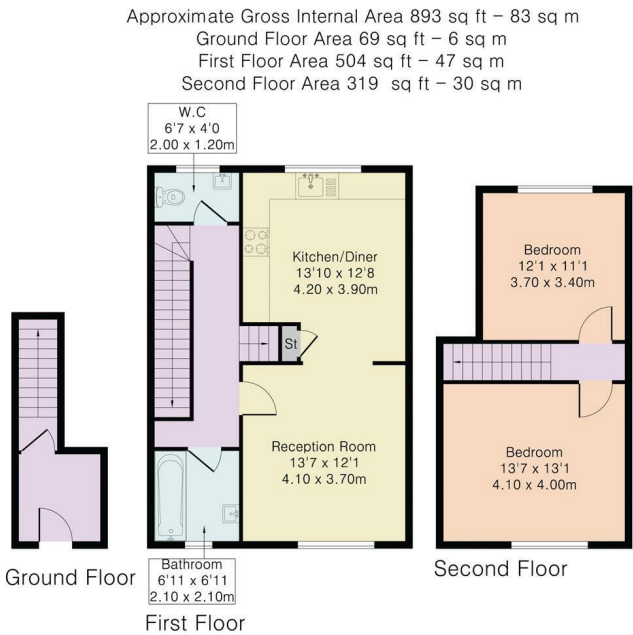
- Bedroom Two**
12'2 x 11'1 (3.71m x 3.38m)

- 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, floorplan and video tours 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



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		
	52	75
England & Wales		
EU Directive 2002/91/EC		

LOCATION

