

# Stocksfield Road, Walthamstow, London, E17

£2,150 PCM

Unfurnished

**TO LET**

 1  2  3

- Split-level ground floor maisonette
- 3 Bedrooms
- Double glazing
- Open Plan Lounge/kitchen
- Wood Street Overground station: 0.1 mile
- Deposit: £2480.76
- Council tax band: C
- EPC rating: C (76)
- On street residents permit parking
- Internal: 914 sq ft (85 sq m)

A bright and stylish three-bedroom, split level apartment on Stocksfield Road. Situated just off Wood Street, it is ideally placed for the many bars, eateries and independent retailers that this popular area has to offer. It's also a hop, skip and a jump from Wood Street Overground station, meaning the morning commute is just that bit easier.

Inside this home is beautifully presented, with the neutral colour palette throughout giving a fresh, modern feel. The ground floor is essentially open plan (ideal for families), with the modern, fitted kitchen seamlessly merging with the reception room at the rear. Also on this floor is a WC.

Upstairs there are three bedrooms (two doubles and one single), as well as a very sleek family bathroom.

Outside, there are communal gardens surrounding the block.

An added bonus with this property is that there is a communal heating system, meaning heating costs are included within the rent.

An incredibly stylish home, in a fantastically convenient location. Shall we take a look...?

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## DIMENSIONS

### Entrance

Via own front door leading into:

### Entrance Hallway

Staircase leading to first floor. Doors to ground floor rooms.

### Ground Floor WC

5'4 x 2'9 (1.63m x 0.84m)

### Open Plan Reception/Kitchen

26'1 x 15'11 (7.95m x 4.85m)

### First Floor Landing

Door to all rooms.

### Bedroom One

15'11 x 10'3 (4.85m x 3.12m)

### Bedroom Two

11'3 x 9'4 (3.43m x 2.84m)

### Bedroom Three

11'3 x 6'4 (3.43m x 1.93m)

### First Floor Bathroom

8'10 x 5'7 (2.69m x 1.70m)

On street residents permit parking

### Additional Information:

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

Local Authority: London Borough Of Waltham Forest

Council tax band: C

### Disclaimer:

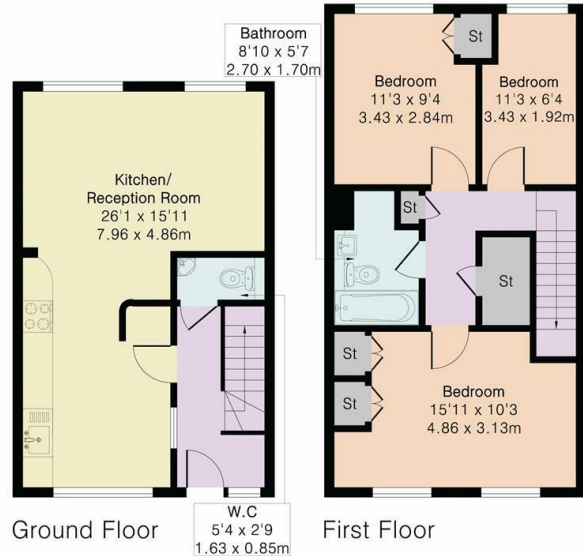
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## FLOORPLAN

### Approximate Gross Internal Area 914 sq ft - 85 sq m

Ground Floor Area 416 sq ft - 39 sq m

First Floor Area 498 sq ft - 46 sq m



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

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## LOCATION



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