



Shernhall Street, Walthamstow, London, E17

£4,000 PCM

Unfurnished

TO LET

 1  2  3

- 4 bedroom Victorian end of terraced house
- Kitchen-diner & utility/ground floor wc
- Loft conversion
- Double glazing & gas central heating
- Close to Walthamstow Village
- Wood Street Overground station: 0.4 mile walk
- Council tax band: D & EPC rating: C (72)
- Landscaped rear garden with garden room
- Internal: 1558 sq ft (144.7 sq m)
- Deposit: £4615.38

An immaculate three double bedroom house on Shernhall Street. Ideally located for both the Village and Wood Street, this is one of the best rental properties we've ever seen.

Inside the finish is amazing, with a crisp, monochrome palette throughout, high ceilings, and copious storage. To the front there is a bay windowed reception room, with a WC/utility room (with brand new washing machine and tumble dryer) directly behind. At the rear is the hub of this home – a fantastic kitchen diner. It has modern fitted cabinetry, including an island unit, and brand-new AEG double oven, hob and dishwasher. The flooring underfoot is beautiful, and like the rest of the ground floor features underfloor heating. It's all bathed in natural light, thanks to the skylights above and the bi-fold doors at the far end. A wonderful space in which to dine as a family or entertain.

Upstairs the bedrooms and bathrooms are spread across two floors. On the first floor there are two bedrooms, together with the fully tiled, three-piece family bathroom, which also has heated towel rail and underfloor heating. The second floor houses the principal bedroom suite. It is dual aspect, with plenty of space for free standing storage, and has its own en-suite shower room, again with heated towel rail and underfloor heating.

Outside there is a beautiful, low maintenance rear garden – the perfect space to relax on a summer's evening. It even has the added benefit of a garden office, which is fully insulated and heated, and which, like the rest of the house, is wired from the router for high speed internet access.

As we mentioned at the start, this property is handily located for the many bars and eateries of the Village, whilst Wood Street station is a gentle stroll away for when work beckons.

A truly stunning property. Shall we take a look...?

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DIMENSIONS

Entrance

Via front door leading into:

Entrance Hallway

Doors to all ground floor rooms.

Ground Floor WC/Utility

7'10" x 5'9" (2.39m x 1.75m)

Reception Room

14'8" x 10'0" (4.47m x 3.05m)

Kitchen/diner

25'9" x 12'6" (7.85m x 3.81m)

Sliding patio doors leading into rear garden.

First Floor Landing

Staircase leading to second floor. Door to all first floor rooms.

Bedroom One

13'5" x 9'2" (4.09m x 2.79m)

Bedroom Two

11'4" x 9'9" (3.45m x 2.97m)

Second Floor Landing (Loft)

Door to:

Bedroom Three

20'6" x 13'2" (6.25m x 4.01m)

Door to:

Ensuite

13'1" x 6'9" (3.99m x 2.06m)

Landscaped Rear Garden

Garden Room

9'10" x 10'9" (3.0m x 3.3m)

Additional Information:

Length of tenancy - 12 months with 6 month break clause

Local Authority: London Borough Of Waltham Forest

Council Tax Band: D

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

GROUND FLOOR
701 sq ft (65.1 sq m) approx.



1ST FLOOR
450 sq ft (41.8 sq m) approx.



2ND FLOOR
487 sq ft (45.1 sq m) approx.



TOTAL FLOOR AREA: 1558 sq ft (144.7 sq m) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 to any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is 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		87
(81-91) B		
(69-80) C	72	
(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

