

Greenacre Gardens, Walthamstow, London, E17

£1,300 PCM

TO LET

 1  1  1

Furnished

- First floor studio flat
- 1 Bedroom
- Double glazing & Electric storage heating
- Wood Street Overground station: 0.1 mile
- Deposit: £1,500
- EPC rating: C (70)
- Council tax band: B
- Communal garden
- Off street parking
- Internal: 322 sq ft (30 sq m)

A spacious studio flat in Greenacre Gardens. Situated within easy walking distance of the popular Wood Street area, with its many bars and eateries, it's also a gentle stroll from the eponymous station, where trains can whisk you into Liverpool Street in less than 20 minutes.

The flat itself sits on the first floor of a modern, low-level block, and is well presented throughout. It comprises a spacious reception room, adjoining galley kitchen, bedroom area (with built in storage), and a three-piece family bathroom, complete with electric shower over the tub. Outside there are communal gardens.

A great flat in a brilliant location....shall we take a look?

Greenacre Gardens, Walthamstow, London, E17

DIMENSIONS

Communal Entrance

Via communal front door leading into:

Communal Hallway

Staircase leading to first floor and flat.

Entrance

Via flat entrance door leading into:

Entrance Hallway

Door to reception room & bathroom.

Reception Room

12'0 x 10'5 (3.66m x 3.18m)

Open to kitchen & bedroom.

Kitchen

6'11 x 6'10 (2.11m x 2.08m)

Open to reception room.

Bedroom

9'3 x 6'11 (2.82m x 2.11m)

Open to reception room.

Bathroom

6'8 x 5'7 (2.03m x 1.70m)

Communal Garden

Off street parking

Additional Information:

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

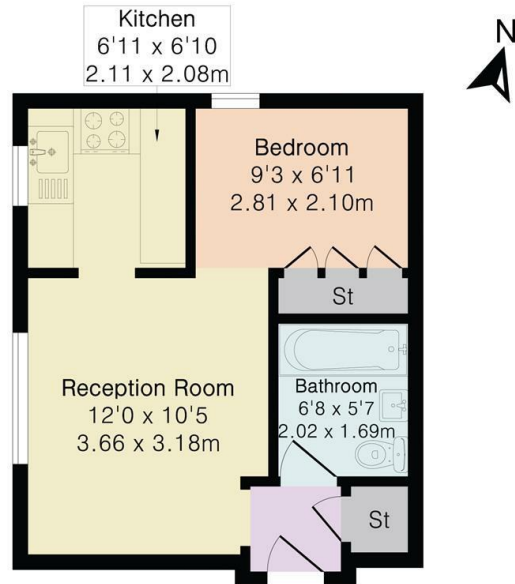
Local Authority: London Borough Of Waltham Forest

Disclaimer:

We endeavour to ensure that our particulars are as accurate and reliable as possible; however, they do not constitute or form part of any offer or contract and should not be relied upon as statements or representations of fact. All measurements are approximate and provided as a guide only. Any systems, services, or appliances referred to have not been tested by us, and we are therefore unable to verify or guarantee their working condition. All photographs and floorplans are provided for guidance only. Tenants are advised to verify details relating to planning permissions, building regulations, and any works carried out at the property with their solicitor or conveyancer, as well as tenure and lease information where applicable.

FLOORPLAN

Approximate Gross Internal Area 322 sq ft - 30 sq m



First Floor



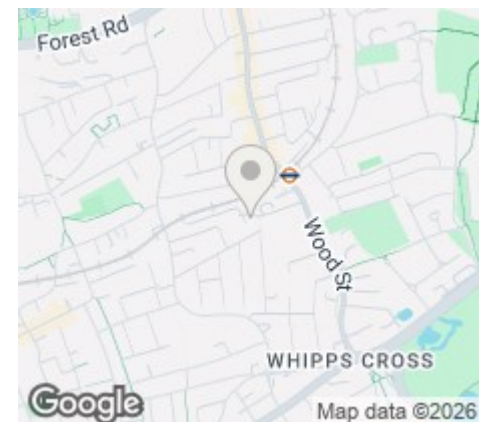
Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		70	79
	EU Directive 2002/91/EC		

LOCATION



hello@estateseast.co.uk 020 8520 9300 estateseast.co.uk

