



## Merton Road, Walthamstow, London, E17

£4,000 PCM

Unfurnished

**TO LET**

 2  2  4

- 4 Bedroom period terraced House
- 2 Reception rooms
- Kitchen/diner
- Double glazed & gas central heating
- Close To Walthamstow Village
- Deposit: £4615.38
- Council tax band: D & EPC rating: C (73)
- Rear garden: 50'0 x 18'3
- On street permit parking
- Internal: 1573 sq ft (145 sq m)

A stunning four-bedroom house on Merton Road.

Quite simply, this is one of the best rental properties we've ever seen. Beautifully presented throughout, with a clever use of materials and colour, this is a truly fantastic house. The ground floor, with its open plan feel, is perfectly configured for modern family life. The two reception rooms are interconnected, and flow seamlessly into the fantastic kitchen diner at the rear. This latter space is filled with natural light, thanks to the large skylights, windows and the French doors, which lead out to the private garden. It's the perfect space to entertain or simply gather as a family.

Upstairs you'll find four bedrooms, all as beautifully presented as the rooms below, plus the three piece family bathroom (which compliments the ground floor shower room).

The garden has decking, lawn and border planting, and is the perfect spot to relax on a summer's evening.

Location-wise this amazing house sits on one of the best roads in Walthamstow Village. It's ideally placed both for the commute to work or for enjoying leisure time at the many bars and eateries of Orford Road, the Ravensbrook and the rest of E17. It's also close to the green open spaces of Hollow Ponds and Epping Forest, if you fancy a stroll or cycle.

Fabulous house, great location...shall we take a look?

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## DIMENSIONS

### Entrance

Via front door leading into:

### Entrance Hallway

Staircase to first floor. Door to cellar, reception room one, reception room two & Kitchen/diner.

### Cellar

19'10 x 6'2 (6.05m x 1.88m)

### Reception Room One

15'0 x 14'7 (4.57m x 4.45m)

Open to:

### Reception Room Two

12'1 x 11'9 (3.68m x 3.58m)

Open to reception room one. Open to:

### Kitchen/Diner

24'4 x 18'11 (7.42m x 5.77m)

Doors to rear garden. Door to:

### Ground Floor Shower Room

7'10 x 2'7 (2.39m x 0.79m)

### First Floor Landing

Doors to all first floor rooms.

### Master Bedroom

13'4 x 12'2 (4.06m x 3.71m)

### Bedroom Two

12'2 x 10'10 (3.71m x 3.30m)

### Bedroom Three

10'4 x 9'7 (3.15m x 2.92m)

### Bedroom Four

9'6 x 6'7 (2.90m x 2.01m)

### First Floor Bathroom

6'11 x 5'7 (2.11m x 1.70m)

### Rear Garden

50'0 x 18'3 (15.24m x 5.56m)

### On street permit parking

### 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 approximations 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).

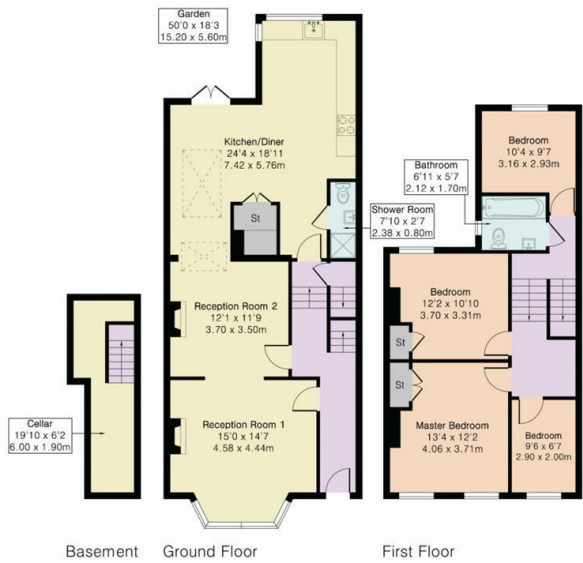
## FLOORPLAN

### Approximate Gross Internal Area 1573 sq ft - 145 sq m

Basement Area 102 sq ft - 9 sq m

Ground Floor Area 864 sq ft - 80 sq m

First Floor Area 607 sq ft - 56 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) 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			
England & Wales		EU Directive 2002/91/EC	

## LOCATION



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