



## Orford Road, Walthamstow, London, E17

£1,600 PCM

TO LET

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Furnished/unfurnished

- 1 Double bedroom ground floor flat
- Open plan lounge/kitchen/diner
- Double glazing & gas central heating
- Popular Walthamstow Village location
- Walthamstow Central Tube station: 0.3 mile
- Deposit: £1846.15
- EPC rating: C (78)
- Council tax band: B
- Off street allocated parking
- Internal: 361 sq ft (33.5 sq m)

Located slap bang in the heart of Walthamstow Village, this lovely one bedroom, ground floor flat even comes with an allocated parking space – ideal should you ever decide you need to venture outside of E17 (unlikely, but you never know...).

Comprising open plan lounge/kitchen/diner, double bedroom and bathroom, as well as offering views of (and access to) the communal gardens, this flat is beautifully presented and brilliantly located.

What more could you possibly ask for...?

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## DIMENSIONS

### Communal Entrance

Via communal front door leading into:

### Communal Hallway

Door to flat.

### Entrance

Via flat entrance door leading into:

### Entrance Hallway

Doors to all rooms.

### Lounge/Kitchen/Diner

18'10 x 10'0 (5.74m x 3.05m)

### Bedroom

12'5 x 9'2 (3.78m x 2.79m)

### Bathroom

6'5 x 5'7 (1.96m x 1.70m)

### Communal Gardens

### Off Street Parking (Allocated)

### Additional Information:

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

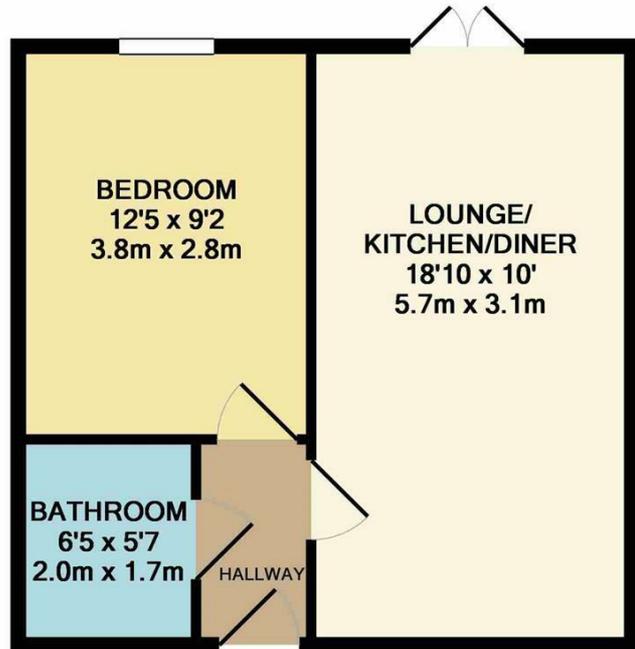
Local Authority: London Borough Of Waltham Forest

Council tax band: B

### 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



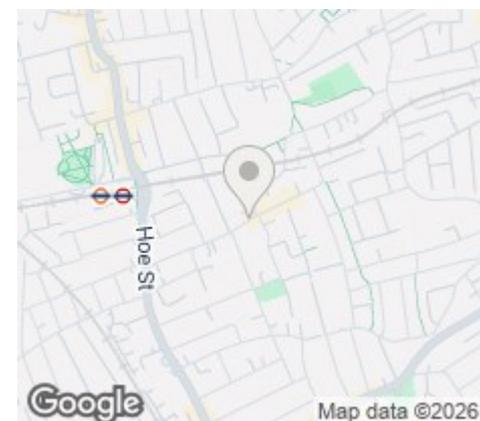
TOTAL APPROX. FLOOR AREA 361 SQ.FT. (33.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	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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