



Winns Avenue, Walthamstow, London, E17

£1,900 PCM

FOR SALE

1 1 2

- 2 Bedroom ground floor Warner maisonette
- Gas central heating
- Lloyd Park location
- Walthamstow Central Tube station: 0.8 mile
- Blackhorse Road Station: 0.9 mile
- Deposit: £2192.30
- Council tax band: B & EPC rating: C (69)
- Shared rear garden: 26'6 x 17'3
- On street resident permit parking
- Internal: 664 sq ft (62 sq m)

A classic two double bedroom Warner maisonette on Winns Avenue. Ideally situated for the green open spaces of Lloyd Park, it's also within walking distance of Walthamstow Central station for when work calls.

The property is filled with natural light and has a floorplan that will be familiar to anyone who has viewed a Warner flat in the past. To the front sits the reception room, with the first of the two bedrooms (both solid doubles) directly behind, off the hallway. Moving back through the flat you next come to the galley style kitchen, complete with breakfast bar, and the three-piece family bathroom. Finally, the second double bedroom overlooks the shared rear garden. All of the rooms have stripped or painted floorboards underfoot, save for the kitchen and bathroom which are tiled.

A fantastic flat in a great location. Shall we take a look...?

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## DIMENSIONS

### Entrance

Via own front door leading into:

### Entrance Hallway

Door to all rooms.

### Reception Room

10'9 x 9'6 (3.28m x 2.90m)

### Kitchen

8'2 x 8'2 (2.49m x 2.49m)

Door to rear garden.

### Bedroom One

11'4 x 11'0 (3.45m x 3.35m)

### Bedroom Two

10'9 x 10'6 (3.28m x 3.20m)

### Bathroom

8'2 x 7'3 (2.49m x 2.21m)

### Rear Garden (Shared)

26'6 x 17'3 (8.08m x 5.26m)

### Front Garden

13'9 x 9'6 (4.19m x 2.90m)

On street resident permit parking

### Additional Information:

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

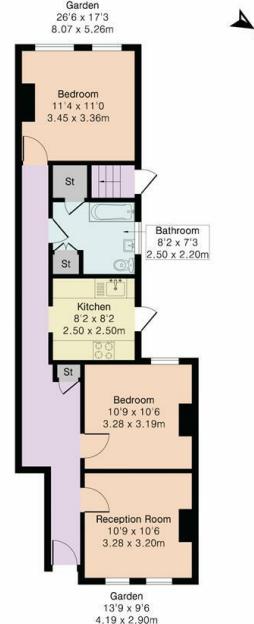
Local Authority: London Borough Of Waltham Forest  
Council tax band: B

### 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

Approximate Gross Internal Area 664 sq ft - 62 sq m



 PINK PLAN

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 errors, omissions 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.

 ESTATES EAST

## 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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