



Glenthorne Road, Walthamstow, London, E17

£1,500 Per Annum

Part furnished

TO LET

1 1 1

- Ground floor Victorian conversion flat
- 1 Double bedroom
- Double glazing & gas central heating
- St James Street station: 0.2 mile
- Blackhorse Road tube station: 0.4 mile
- Deposit: £1730.76
- EPC rating: D (66)
- Council tax band: B
- Sole use rear garden: approx 64' x 17'
- Internal: 458 sq ft (43 sq m)

An incredibly stylish one bedroom garden flat on Glenthorne Road. Nestling at the St James Street end of Walthamstow market, it's brilliantly positioned for everything this area of E17 has to offer, from the independent shops and eateries of Crate to the wide open spaces of Walthamstow Marshes. It's also ideal for the daily commute, with St James Street station just a hop, skip and a jump away.

This flat is one of the most beautiful we've seen this (or any year). It's exceptionally presented, with a clever use of colour throughout. To the front there is a delightful bay windowed lounge. The bedroom sits directly behind, off the corridor. It's a solid double and has a rear aspect.

Moving further along the hallway, you come to the bathroom. Again, the presentation is of the highest quality, with a three piece suite including claw foot bath with shower over and beautiful tiling to the floor and walls.

The final internal space is the kitchen. Kitted out with a range of modern fitted units, wooden work surfaces, Belfast sink and tiled splashbacks. There is also room here to eat as well as prepare.

Outside there is a generous private garden to the rear, accessed from the hallway. It is mostly laid to lawn, with a small patio area directly adjacent to the house.

A truly great flat – shall we take a look...?

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DIMENSIONS

Communal Entrance

Via communal front door leading into:

Communal Hallway

Door leading to flat.

Entrance

Via flat entrance door leading into:

Entrance Hallway

Door to reception room & bedroom. Open to kitchen.

Reception Room

11'6 x 11'0 (3.51m x 3.35m)

Kitchen

11'6 x 8'9 (3.51m x 2.67m)

Door to bathroom & rear garden.

Bedroom

10'8 x 9'7 (3.25m x 2.92m)

Bathroom

5'9 x 5'7 (1.75m x 1.70m)

Rear Garden

64'0 x 17'0 (19.51m x 5.18m)

Sole use

Additional Information:

Length of tenancy - 12 months with 6 month break clause

Local Authority: London Borough Of Waltham Forest

Council Tax Band: B

Notice:

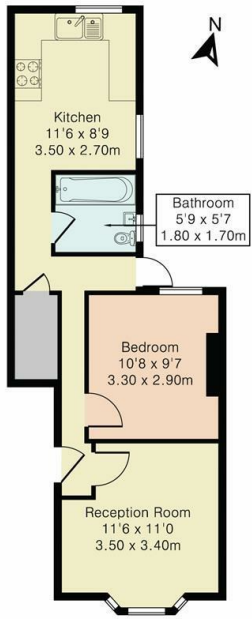
All photographs are provided for guidance only.

Disclaimer:

The information provided about this property does 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

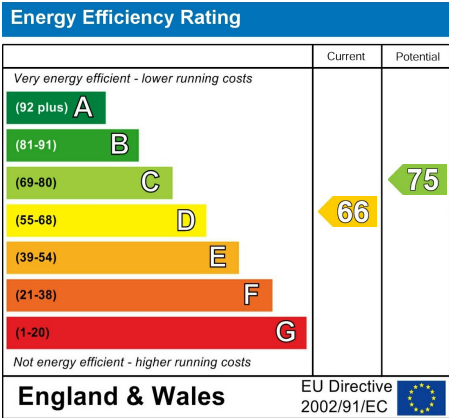
Approximate Gross Internal Area 458 sq ft – 43 sq m



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 as defined by RICS code of measuring practice. No guarantee is given on 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



LOCATION



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

