



## Mersey Road, Walthamstow, London, E17

£2,000 PCM

Unfurnished

**TO LET**

 1  1  2

- Ground floor Ex Warner maisonette
- 2 Double bedrooms
- Double glazing & gas central heating
- Walthamstow Central Tube station: 0.6 mile
- Lloyd Park location
- Deposit: £2307.69
- Council tax band: B & EPC rating: C (70)
- Own section of rear garden: 36'9 x 11'1
- On street permit parking
- Internal: 704 sq ft (65 sq m)

A light and bright two-bedroom ground floor flat on Mersey Road.

This classically laid out Warner flat is well presented, with a neutral colour palette throughout. There are two solid double bedrooms (one with fitted wardrobe), a lounge, fitted kitchen, and a three-piece family bathroom, with shower over the tub. Outside there is a shared rear garden, which has side access from the front – very handy!

Located close to the green open spaces of Lloyd Park, this property is also within easy walking distance of Hoe Street and the Village (for when you want to meet up with friends) and Walthamstow Central station, for when you need to get further afield.

Great flat, great location – shall we take a look...?

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## DIMENSIONS

### Entrance

Via own front door leading into:

### Entrance Hallway

Access to all rooms.

### Reception Room

13'1 x 10'9 (3.99m x 3.22m)

### Kitchen

8'4 x 7'9 (2.54m x 2.36m)

### Bedroom One

11'9 x 11'3 (3.58m x 3.43m)

### Bedroom Two

10'10 x 10'6 (3.30m x 3.20m)

### Bathroom

8'3 x 7'11 (2.51m x 2.41m)

### Rear Garden (Own-section)

36'9 x 11'1 (11.20m x 3.38m)

Own section of rear garden with side access.

### 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 and floorplan 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 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 704 sq ft - 65 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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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