



Hervey Park Road, Walthamstow, London, E17

£2,600 PCM

Unfurnished

TO LET

1 1 2

- Victorian terraced house
- 2 Double bedrooms
- Study & utility room
- Double glazing & gas central heating
- Blackhorse Road station: 0.4 mile walk
- Deposit: £3000.00
- EPC rating: D (57) & Council tax band: C
- Rear garden
- On street residents permit parking
- Internal: 724 sq ft (67.3 sq m)

This two double bedroom house on Hervey Park Road is beautifully presented, and finished to a high standard throughout. It's also conveniently located within walking distance of Blackhorse Road station, meaning the morning commute is just that bit easier.

The ground floor comprises a cosy lounge, modern fitted kitchen, utility area, family bathroom and study. Upstairs there are two proper doubles of almost identical proportions, positioned either side of the central staircase.

Outside there is a private garden to the rear, with a patio area at the far end.

Shall we take a look?

Hervey Park Road, Walthamstow, London, E17

DIMENSIONS

Entrance

Via front door leading directly into:

Lounge

13'7 x 9'7 (4.14m x 2.92m)

Kitchen

13'7 x 7'8 (4.14m x 2.34m)

Access to rear garden. Door to:

Inner Hall

Door to utility room, study & bathroom.

Utility Room

Study

8'6 x 8'4 (2.59m x 2.54m)

Ground Floor Bathroom

5'9 x 5'6 (1.75m x 1.68m)

First Floor Landing

Door to bedroom one & bedroom two.

Bedroom One

13'8 x 9'11 (4.17m x 3.02m)

Bedroom Two

13'8 x 9'5 (4.17m x 2.87m)

Rear Garden

On Street Residents Permit Parking

Additional Information:

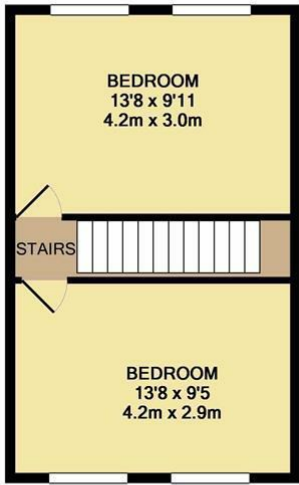
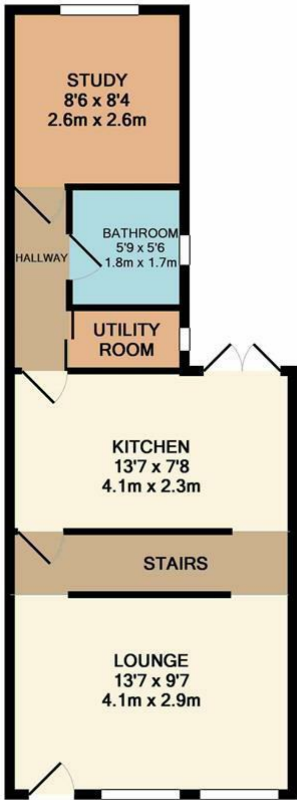
Length of tenancy - 12 month with 6 months break clause.

Local Authority: London Borough Of Waltham Forest
Council Tax Band: C

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



1ST FLOOR
APPROX. FLOOR
AREA 305 SQ.FT.
(28.4 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 419 SQ.FT.
(38.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 724 SQ.FT. (67.3 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) A		87
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

LOCATION

