




Pembroke Road, Walthamstow, London, E17

£1,550 PCM

TO LET

 1  1  1

Furnished

- Second floor purpose built flat
- 1 Double bedroom
- Double glazed
- Located in the heart of Walthamstow Village
- Walthamstow Central Tube station: 0.3 mile
- Deposit: £1788.46 & EPC rating: E (49)
- Council tax band: B
- Communal Garden
- On street resident permit parking
- Internal: 427 sq ft (40 sq m)

A bright, modern one bedroom flat on Pembroke Road. Situated right in the heart of the Village, this property is ideally located for all the sights and sounds that this fantastic part of Walthamstow has to offer. It's also brilliantly situated for the daily commute, with Central station a hop, skip and a jump away.

The flat itself is on the first floor of Hastingwood Court and is well presented throughout. To the reception room, which is filled with natural light, and easily able to accommodate both lounge and dining spaces. It is open plan to the kitchen, making it ideal for entertaining.

The three-piece family bathroom sits at the mid-point of the flat, with the double bedroom at the rear. This latter room has built in storage.

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

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DIMENSIONS

Communal Entrance

Via communal front door leading into:

Communal Entrance

Staircase leading to second floor and flat.

Entrance

Via flat entrance door leading into:

Entrance Hallway

Door to all rooms.

Reception/Kitchen

17'6 x 13'8 (5.33m x 4.17m)

Bedroom

11'6 x 9'8 (3.51m x 2.95m)

Bathroom

6'5 x 6'4 (1.96m x 1.93m)

Communal Garden

On street resident permit parking

Additional Information:

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

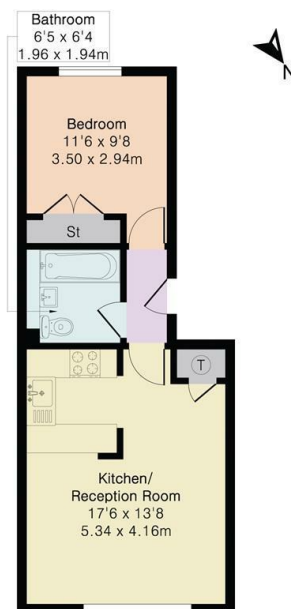
Local Authority: London Borough Of Waltham Forest

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 427 sq ft - 40 sq m



First Floor



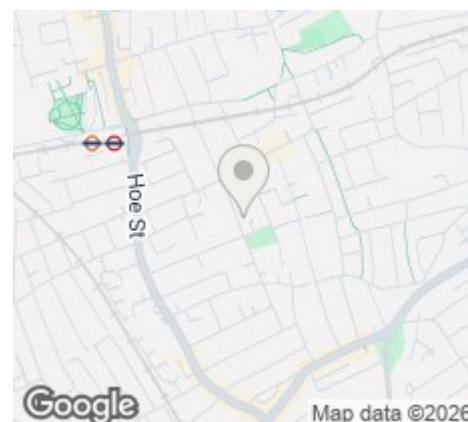
Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes 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) 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			
		49	73
England & Wales		EU Directive 2002/91/EC	

LOCATION



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