

DIMENSIONS

Communal Entrance

Via front door leading into:

Communal Hallway

Flat entrance door leading into:

Entrance Hallway

Door to kitchen, bedroom one & bedroom two.

Lounge/Kitchen

16'1 x 9'6

Access to rear garden. Open to:

Utility Room

7'7 x 5'9

Door to shower room.

Bedroom One

14'6 x 12'6

Bedroom Two

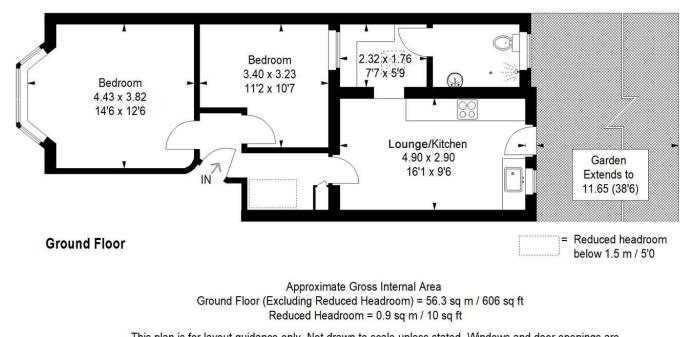
11'2 x 10'7

Shower Room

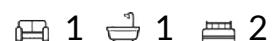
Rear Garden

approx 38'6

FLOORPLAN



TO LET



First Avenue, Walthamstow, London, E17

£1,550 PCM

Furnished/unfurnished

- Ground Floor Conversion Flat
- Two Bedrooms
- Lounge/Kitchen & Utility Room
- Close Proximity To Walthamstow Village
- 0.2m Walk To Walthamstow Central Tube Station
- Council Tax Band: B
- EPC Rating: C
- Available: 01/02/2020
- Approx 38'6ft Rear Garden
- 606 Sq Ft (56.3 Sq M)

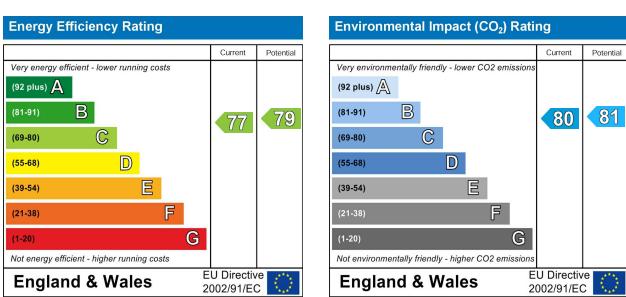
A stylish and modern two bedroom garden flat in Walthamstow Village.

This property has been fully refurbished to an extremely high standard throughout, meaning it is sure to be popular with those looking for somewhere to live in this part of E17. There are two proper double bedrooms, a sleek kitchen/diner/lounge, utility area and modern shower room. There is also a generous, low maintenance garden to the rear.

Nestling on the very edge of the Village, it's as practical for the daily commute via Walthamstow Central as it is handy for the many bars and eateries of Orford Road.

An absolutely cracking flat, in a fantastic location – what more could you ask for?

EPC CHART



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).

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ESTATES 17

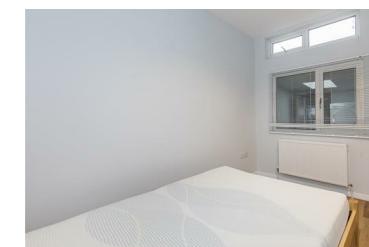
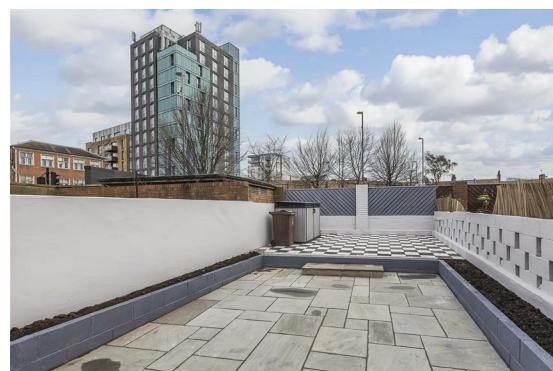
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Despite what people may tell you, Walthamstow Village was not invented by estate agents. It's called Walthamstow Village because it was once exactly that, a village. Once the administrative heart of Walthamstow, the Village is now content to simply be the neon capital of Europe. An unlikely claim you might think, but visit God's Own Junkyard on Ravenswood industrial estate and you'll see what I mean.

When your mind has been blown by the neon, pop in to Mother's Ruin Gin Palace and Wildcard Brewery. All three businesses are based on Ravenswood, making it the most exciting industrial estate on the planet. The Village is full of quiet residential streets that all have easy access to bucket loads of pubs and restaurants. Take in the jazz at The Nags Head on Sunday afternoon, enjoy the excellent food and beer at The Queens Arms, and sample the legendary chicken and bacon jam burger at Eat17.

To walk off all the food you've eaten, wander to the 15th century Ancient House, check out St Mary's Church and its ivy clad church yard, have a pint in the garden at The Castle Pub, then admire the art in the windows of the old iron mongers.