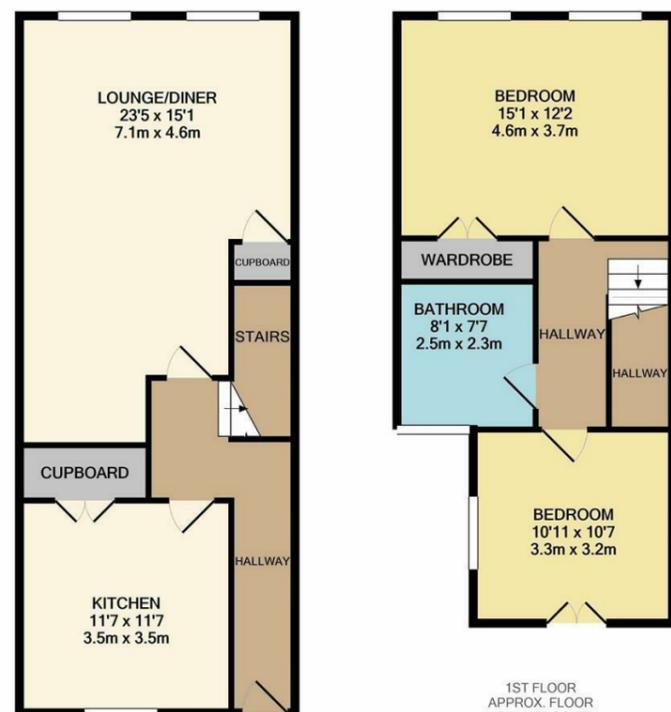


FLOORPLAN



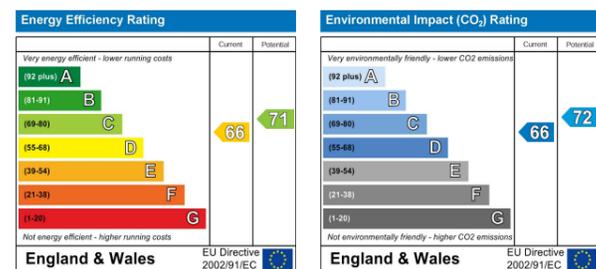
GROUND FLOOR
APPROX. FLOOR
AREA 573 SQ.FT.
(53.2 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 455 SQ.FT.
(42.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1028 SQ.FT. (95.5 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 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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Vestry Road, Walthamstow, London, E17

TO LET

£1,800 PCM

1 1 2

Unfurnished

- Top Floor Maisonette
- Two Bedrooms
- Lounge/Diner
- Gas Central Heating
- Popular Walthamstow Village Location
- 0.4m To Walthamstow Central Station
- Council Tax Band: C
- EPC Rating: D
- Rooftop Terrace
- 1028 Sq Ft (95.5 Sq M)

Offering over 1000 square feet of space, this is a large flat for E17. In fact, it's bigger than many houses in the Village. Split level, and with a private juliet balcony to the rear, this flat offers the possibility to be right in the centre of Village, making it perfect for both commuting and socialising. On the first of the two floors there is a kitchen and a very spacious lounge/diner, whilst upstairs are two double bedrooms (one with the aforementioned juliet balcony) and the family bathroom. A great location and a great property...





DIMENSIONS

- Entrance**
Via front door leading into:
- Entrance Hallway**
Staircase leading to first floor. Door top lounge/diner & kitchen.
- Lounge/Diner**
23'5 x 15'1
- Kitchen**
11'7 x 11'7
- First Floor Landing**
Doors to:
- Bedroom One**
15'1 x 12'2
- Bedroom Two**
10'11 x 10'7
- Bathroom**
8'1 x 7'7
- Communal Roof Top Terrace**
approx 25'

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.

