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179 Hoe Street
London
E17 3AP

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Sylvan Road
E17 7QR
£2,200 per month
First floor flat









Sylvan Road
E17 7QR

£2,200 per month

First floor flat

0.2 Miles

Permit Parking

1

2

1

Located in the centre of Walthamstow, is this first floor two bedroom flat. The property boasts a large, bright and airy living room, one double bedroom, one smaller double bedroom, kitchen and three piece bathroom.

The location is amazing, as you couldn't get any closer to the station with Walthamstow Central being just one street away and walkable in 3 minutes. Walthamstow High Street is next to the Station offering local amenities, supermarkets, cafes and restaurants.

Walthamstow Village is also located nearby with the popular Orford Road being an 8 minute walk away!

Features

- **First floor flat**
- **One double bedroom / one smaller double bedroom**
- **Large living room**
- **Kitchen**
- **Three piece bathroom**
- **Unfurnished but wardrobes to remain**
- **Next to Walthamstow Central**
- **Tax band B**
- **Available December**

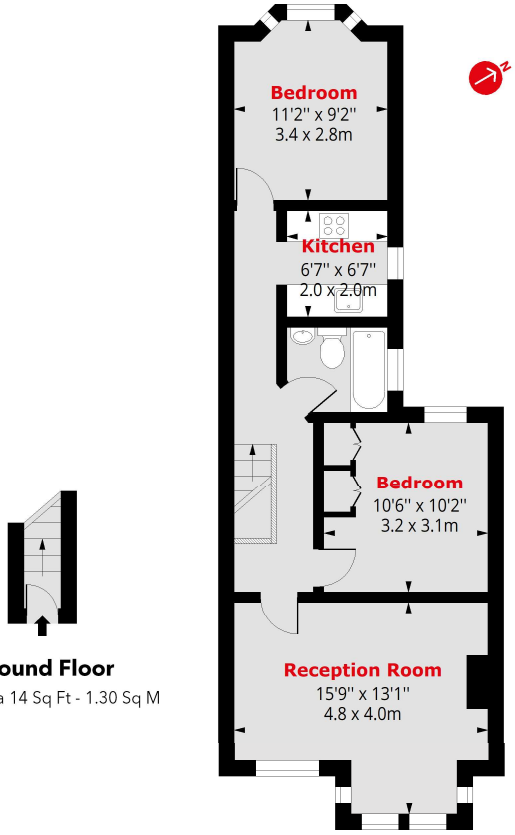
EPC Ratings

Energy Efficiency Rating	**71**
Environmental Impact (Co_2) Rating	**0**

Floor Plans

Sylvan Road, E17

Approx. Gross Internal Area 597 Sq Ft - 55.46 Sq M



Ground Floor

Floor Area 14 Sq Ft - 1.30 Sq M

First Floor

Floor Area 583 Sq Ft - 54.16 Sq M

Certified Property Measurer

Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 19/9/2023