020 8520 0077
helloe17@central-estates.co.uk

179 Hoe Street
London
E17 3AP

central-estates.co.uk

Pretoria Avenue
E17 7DR
£2,200 per month
Ground floor flat









Pretoria Avenue
E17 7DR

£2,200 per month

Ground floor flat

0.2 Miles

Private Garden

Permit Parking

1

2

1

This charming period ground floor flat offers a comfortable and stylish living space, ideally suited for those seeking a convenient and well appointed home. Comprising two spacious bedrooms, living with bay window, three piece bathroom, modern kitchen with plenty of storage and a private garden.

Ideally situated in a highly sought after location, the property benefits from the convenience of St James Street Station and Walthamstow High Street, both on your doorstep! A fantastic selection of local amenities, independent cafés, shops and supermarkets are all within easy walking distance, making this an ideal location for enjoying everything Walthamstow has to offer.

Features

- **Ground floor flat**
- **Two bedrooms**
- **Living room with bay window**
- **Modern kitchen**
- **Three piece bathroom**
- **Private garden**
- **Part furnished**
- **Next to St James Street Station / Walthamstow High Street**
- **Tax Band B**
- **Available November**

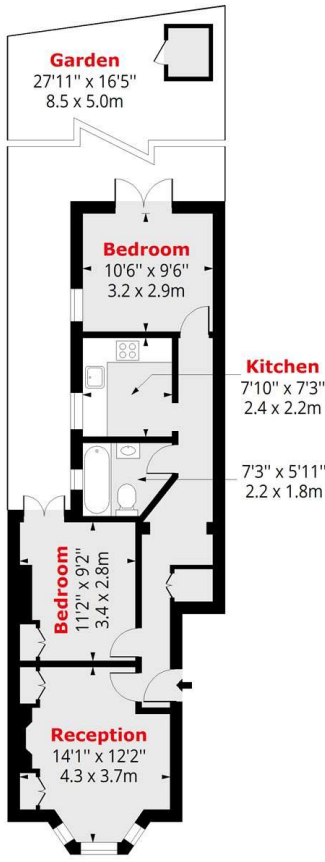
EPC Ratings

Energy Efficiency Rating	**66**
Environmental Impact (Co_2) Rating	**66**

Floor Plans

Pretoria Avenue E17

Approx. Gross Internal Area 579 Sq Ft - 53.79 Sq M



Ground Floor

Floor Area 579 Sq Ft - 53.79 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.

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Date: 4/11/2026