

# McRae's

Hagger Court, Woodlands Road, Walthamstow, E17 3LE

2 BEDROOM 1st Floor Flat  
Large Dual Aspect Lounge,  
Cul De Sac Location With Resident Parking



**£1,400 Monthly**

## *2 BEDROOM 1st Floor Flat*

*Large Dual Aspect Lounge,*

*Cul De Sac Location With Resident Parking*

*Offering great convenience for surrounding facilities, and only a short walk of Wood Street mainline station, which connects with Liverpool St., London and the Victoria Line at Walthamstow Central, is this 2 bedroom 1st floor flat set within a purpose built development in a cul de sac location. The flat itself features a large dual aspect lounge, fitted kitchen and bathroom. Close by there is resident parking areas - permit required.*

### **Entrance**

The main entrance is to the right of the block as you face it from Woodlands Road. Security door with fob entry system provides access to the communal area and steps to the right lead to the first floor landing and the door to the flat.

**Hallway** (13' 08" Max x 6' 09" Max x 3' 4" Min) or (4.17m Max x 2.06m Max x 1.02m Min)

Long hallway providing access to each room off. There is also a walk in storage cupboard here with shelving to one side.

**Lounge** (15' 07" x 11' 02" Min Min x 14' 7" Max) or (4.75m x 3.40m Min x 4.45m Max)

Multi pane glazed door opens up into this larger than average lounge with double glazed replacement windows at either side providing lots of natural light! Plenty of power points and wood style flooring.

**Kitchen** (9' 06" Max x 7' 0") or (2.90m Max x 2.13m)

Range of wall and base units incorporating single bowl sink unit and drainer with mixer tap, electric hob with oven below and hidden extractor above, recess space housing upright fridge freezer, cupboard housing water tank and providing shelving for storage, washing machine. Double glazed replacement window to the side elevation.

**Bedroom 1** (9' 04" x 12' 03" ) or (2.84m x 3.73m)

A decent size bedroom with window to side elevation and carpeting.

**Bedroom 2** (6' 08" x 8' 08" Max Max) or (2.03m x 2.64m Max)

Double glazed replacement window to the side elevation, recess and carpeting.

**Bathroom** (6' 02" x 7' 05" ) or (1.88m x 2.26m)

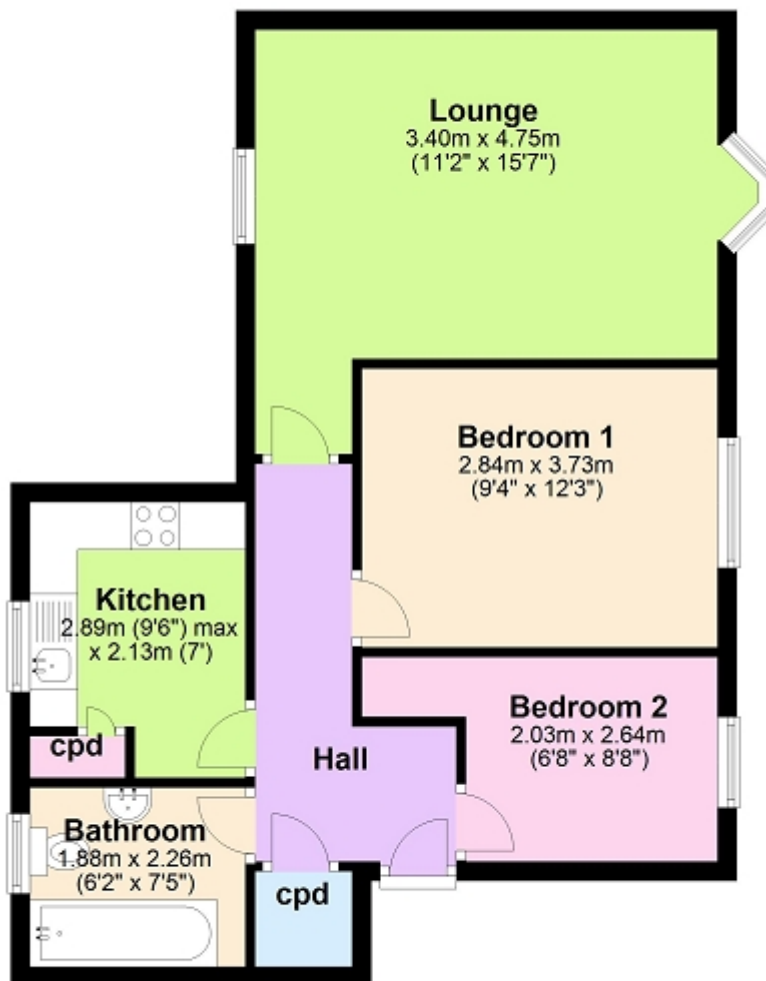
3 piece suite comprises panel enclosed bath with wall mounted shower attachment and mixer tap, close coupled wc, pedestal and wash hand basin with mixer tap, part tiled walls, tiled floor.





### First Floor

Approx. 54.2 sq. metres (583.3 sq. feet)



Total area: approx. 54.2 sq. metres (583.3 sq. feet)

This floorplan is for guidance only and is NOT to scale.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		73
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every care has been taken to ensure the accuracy of these particulars, such accuracy cannot be guaranteed, and therefore does not constitute any part of offer or contract. These Particulars are issued on the basis that all negotiations are conducted through McRae's Sales, Lettings & Management.

