

# McRae's

Theydon Street, Walthamstow, E17 8EL

*An Immaculate 2 Double Bedroom Apartment  
Includes Large Garden To The Rear*



**£1,950 Monthly**

**A deceptively spacious ground floor apartment comprising 2 double bedrooms - the second could easily be utilised as a home office. Further appointments are a modern fitted kitchen and a larger than average bathroom with freestanding bath as well as a corner shower. Access to the rear garden is via the second bedroom and there is also a useful storage area to the side of the flat which can be accessed via the kitchen. Theydon Street is ideally situated for a choice of public transportation including St James Street Station and Lea Bridge Station. A little further along is Walthamstow Queens Road Station and of course Walthamstow Central Station together with all the amenities Walthamstow has to offer.**

#### **Entrance**

Set back on Theydon Street the property is approached along a tiled pathway with hardstanding to one side. The boundary is retained by a low level wall.

#### **Reception Hall (19' 05" x 2' 09") or (5.92m x 0.84m)**

Panelled wall to one side, exposed wood flooring, doors to each room off.

#### **Lounge (13' 03" x 10' 07") or (4.04m x 3.23m)**

A most charming welcoming living room with exposed features including chimney breast, wood flooring and beams to the ceiling, feature fireplace and double glazed windows to the front elevation providing lots of natural light and with an outlook along Theydon Street.

#### **Bedroom 1 (10' 06" x 10' 07") or (3.20m x 3.23m)**

Double glazed window to the rear elevation, exposed wood flooring.

#### **Kitchen (7' 08" x 8' 10") or (2.34m x 2.69m)**

Modern and well equipped with a range of wall and base units in a matching design, Butler sink with mixer tap, gas hob, elevated electric oven and microwave, upright fridge freezer. Door to the side elevation providing access to a useful outside storage area.

#### **Bathroom (8' 07" x 7' 08") or (2.62m x 2.34m)**

Larger than average and benefiting from a freestanding bath, low level wc, pedestal and wash hand basin. Large corner shower. Two double glazed windows to the side elevation.

#### **Bedroom 2 (11' 06" x 11' 02") or (3.51m x 3.40m)**

To the rear elevation and overlooking the garden, a large room which could be used either as a second bedroom or a useful home office. Door provides access to the garden.

#### **Outside**

##### **Rear Garden**

Easy to maintain with a patio area immediately off the second bedroom, steps lead up to lawn and a further terrace at the rear boundary with storage. Door to the side of the patio leading to a useful storage area - which can also be accessed via the kitchen.

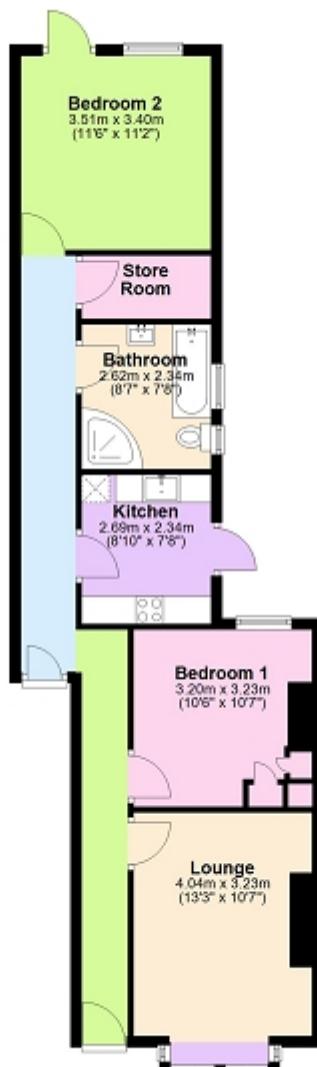
#### **Local Authority & Council Tax Band**

London Borough of Waltham Forest  
Council Tax Band B





Ground Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.

Plan produced using PlanItUp.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	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.

