

# WILKINSON

Estate Agents, Sales, Lettings & Property Management



**16b Russell Road, London**

**E17 6QY**

**£1,600 Per month**

Set on a quiet residential street in the heart of Walthamstow, this recently renovated first-floor Victorian conversion has been finished to a high standard throughout.

Ascending to the first floor, the landing leads into a bright, open-plan living/kitchen/dining area at the front of the property. This space features tasteful wood flooring and sleek white cabinetry at both eye and base level, complete with a built-in oven, induction hob, and fridge freezer. A large bay window, along with an additional picture window, floods the room with natural light. Both bedrooms are well-proportioned doubles, offering ample space for additional furniture. Each has been finished with newly laid carpets and fresh, neutral décor, creating light and airy spaces. The bathroom has been completed to an excellent standard, featuring Victorian-style tiled flooring, white walls and tiling, a hand wash basin, a panelled bath with waterfall shower, and a low-level W/C.

Russell Road is ideally located within walking distance of Walthamstow Central Station (Victoria Line and Overground), providing swift access into the City. Nearby Lloyd Park offers a peaceful green retreat, while many great amenities are close by. Popular spots include Eat 17, known for its artisan food hall and deli, The Village Bakery for fresh pastries and coffee, and Today Bread, a favourite for sourdough and brunch. For shopping and a vibrant local atmosphere, Walthamstow Market, one of the longest street markets in Europe, is also just a short distance away.

- Sole Agents -



## Property Disclaimer

### THE PROPERTY MISDESCRIPTION ACT 1991

Whilst Wilkinson Estate Agents endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services so we cannot verify that they are connected, in working order or fit for the purpose. Photographs are for illustration only and may depict items not included in the sale of the property. Floor plans and measurements should not be relied upon for the purchase of carpets and any other fittings. Neither have we had a sight of the legal documents to verify the Freehold or Leasehold status of any property. A buyer is advised to obtain verification from their Solicitor and/or Surveyor. A Buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(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>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO2 emissions</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

