

Flat 2, 52 Cedars Avenue, Walthamstow, E17 7QN
Price Guide £550,000

COMPLETION
SALES & LETTINGS



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Council Tax Band: B

Nestled in the vibrant area of Walthamstow, this charming duplex flat presents an exceptional opportunity for both first-time buyers and investors alike. With two well-proportioned bedrooms and a welcoming reception room, this property is designed for comfortable living. The property features a family bathroom and a separate W.C.

One of the standout features of this flat is its rare aspect of a private garden, complete with purpose-built storage, providing a perfect space for relaxation or outdoor entertaining. Additionally, the property boasts a delightful balcony, allowing you to enjoy the fresh air and views from the comfort of your home.

Conveniently located just minutes away from the tube station and the bustling high street, you will find an array of shops, eateries, and local amenities at your doorstep. This prime location ensures that you are well-connected to the rest of London, making it ideal for commuters and those who enjoy the vibrant city life.

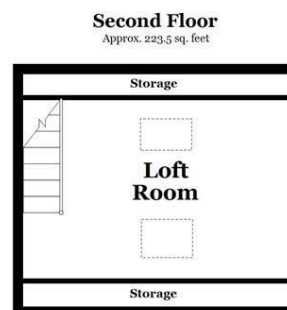
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Total area: approx. 862.6 sq. feet

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		