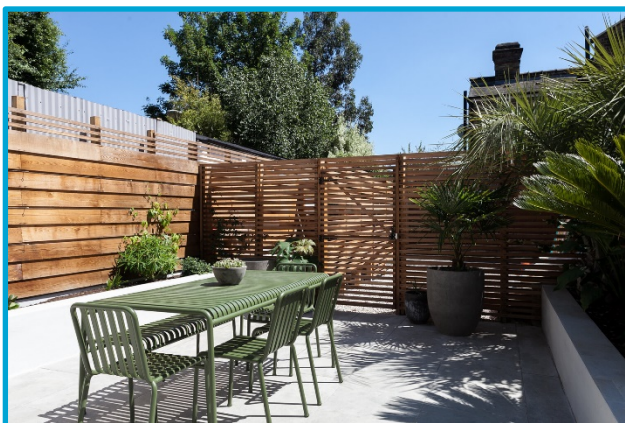


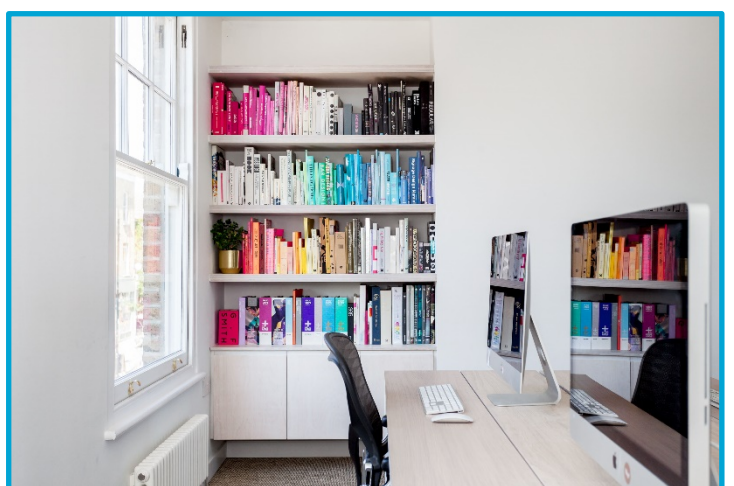
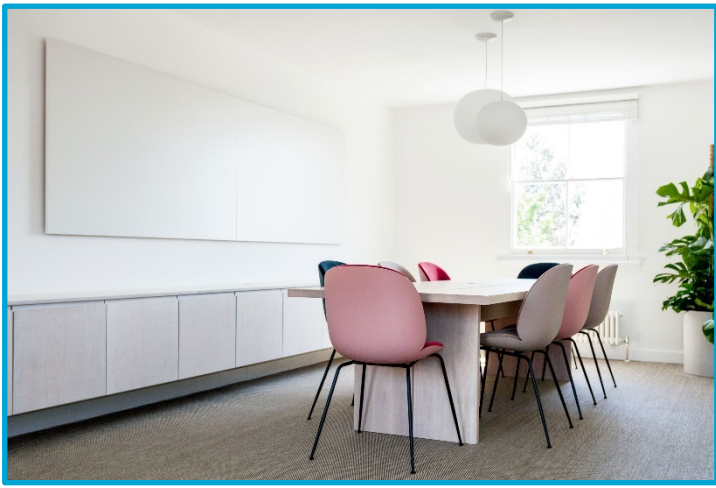
**STUNNING, REFURBISHED PROPERTY
FOR SALE OR FOR LEASE
2,184 SQUARE FEET AND FULLY SELF-CONTAINED
FULLY FITTED AND FURNISHED
LOCATED IN THE HEART OF WALTHAMSTOW VILLAGE**



**CLICK HERE
TO VIEW
VIDEO TOUR**



67 ORFORD ROAD, WALTHAMSTOW, E17 9NJ





Location

Orford Road is the most desirable location in Walthamstow. Right at the centre of historic Walthamstow village, its pedestrianised from 10am to 10pm and is a popular neighbourhood hub lined with independent local businesses including artisan shops and cafes. Transport links are good, with Walthamstow Central Station just a 10 minute walk away. Walthamstow Central Station has fast links to the West End (19 minutes) and City (26 minutes) via the Victoria Line and underground.

Description

This is a rare opportunity to buy or lease a stunning property in the prime Walthamstow Village location of Orford Road. Set over three storeys and with a modern loft-like two storey rear extension, the property is finished to a very high standard and in immaculate condition. The whole building currently has Class E commercial usage but has potential for a return to its former partly residential usage. The property benefits from a generous 2,184 square feet of internal space as well as a courtyard garden and a parking space. Comprising a traditional three storey period building and a beautifully designed contemporary two storey extension this building offers the best of both worlds, combining elegant period proportions and features with a modern new extension.

The detailed renovation of the property has produced a building with a light and airy ambience that's ideally suited to a variety of uses. With high spec fixtures and fittings that include bespoke ply cabinetry and carpentry, pocket doors, downlighters and air conditioning, the space could be easily used as a shop, showroom or offices. It would, for example, be ideal as a design or creative studio or architect's offices. The ground floor comprises the original shop front, a smaller rear room, and a spectacular rear loft room with double glazed doors that open onto the courtyard garden. All three rooms are connected by doorways with a direct line of sight from the shop front to the rear of the building. The loft room is double height and has open stairs that lead up to an upper mezzanine floor.

Features Include

- ✓ Self-contained building in the heart of Walthamstow
- ✓ Suitable for a variety of uses including part residential
- ✓ Creative design with plenty of height and light
- ✓ Fully fitted and furnished
- ✓ Variety of breakout spaces
- ✓ Meeting rooms situated throughout
- ✓ 1 designated cap parking space on Arden Mews
- ✓ Outdoor courtyard area with exclusive use
- ✓ Open plan floorplates
- ✓ Air-conditioning

Accommodation

Total Floor Area:	2,184 sq ft
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Terms

Freehold for sale with vacant possession at a price of £1,200,000. Alternatively, a new lease is available by arrangement direct from the Freeholder at a quoted rent of £60,000 pax.

Rates Payable

To be confirmed. Prospective Tenants are advised to verify the rates payable with the Local Authority.

VAT

The property is elected to tax for VAT.

Further Information & Viewings (via Sole Agents)

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 020 7758 4134
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 0203 397 9797
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Total Area: 202.9 m² ... 2184 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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