



CLARKE  
HILLYER  
EST 1885

INCORPORATING...

brian **dadd** commercial

FOR SALE

£499,995

- Two Bedroom Ex-Warner
- Ground Floor Garden Flat
- Recently Refurbished
- Gas Central Heating (untested)
- Fully Double Glazed
- Approx. 109 Years Lease
- Ideally Located
- Chain Free

CONTACT: 020 8506 9800  
loughton@clarkehillyer.co.uk  
www.clarkehillyer.co.uk

10 THEYDON STREET, WALTHAMSTOW, LONDON, E17  
8EL



Whilst we at Clarke Hillyer endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of the property. Please be advised that any plans provided are to indicate the layout of the property, are not to scale and for guidance purposes only. Any interested parties are advised to obtain verification from their solicitor or surveyor.

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### Entrance

Via part-glazed wooden door to entrance hall, comprising understairs storage cupboard, smoke alarm, spot lights, carpet, doors to:

### Reception One

10'9 x 10'4

Double-glazed windows to front aspect, radiator, coving, ceiling rose, power points, fitted blinds, carpet.

### Kitchen

8'4 x 7'11

Double-glazed window to side aspect, fitted wall and base units, built-in oven hob and extractor hood, single drainer sink unit with mixer tap, wall-mounted combination boiler, space for fridge/freezer, power points, part-tiled walls, vinyl flooring, double-glazed door to rear garden.

### Bedroom One

11'4 x 11'0

Double-glazed windows to rear aspect, radiator, ceiling rose, coving, power points, carpet.

### Bedroom Two

10'9 x 10'8

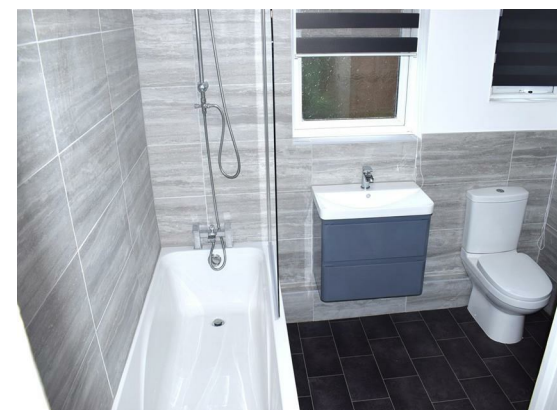
Double-glazed window to rear aspect, radiator, coving, power points, carpet.

### Bathroom

Obscure double-glazed windows to side aspect, modern white bathroom suite comprising panelled bath with mixer tap and shower attachment, wall-mounted vanity wash hand basin with mixer tap, extractor fan, chrome heated towel rail, built-in storage cupboards (one with plumbing for washing machine), part-tiled walls, vinyl flooring.

### Rear Garden

Large own section of the rear garden with patio area, laid to lawn, storage shed.



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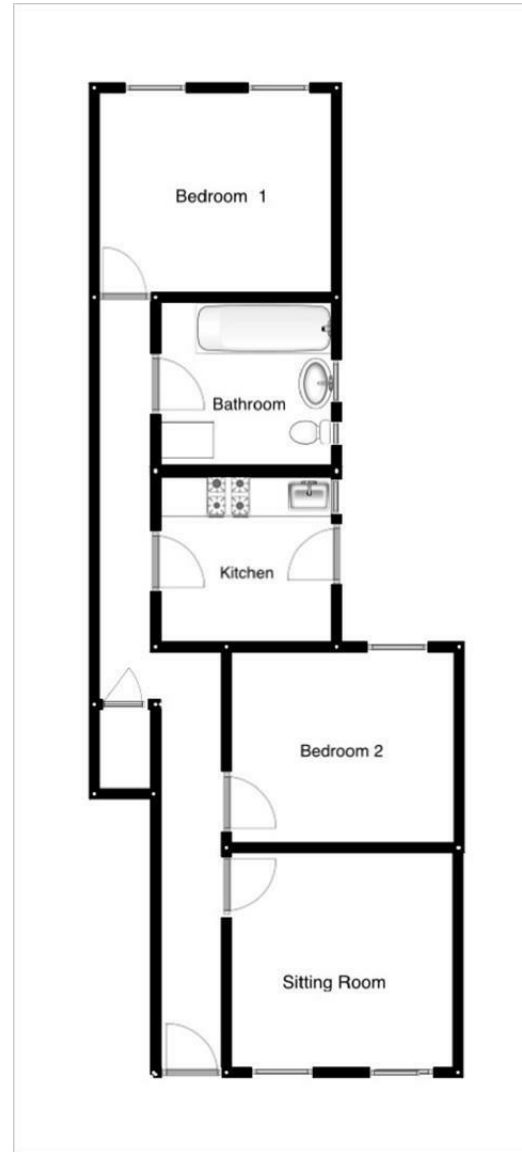
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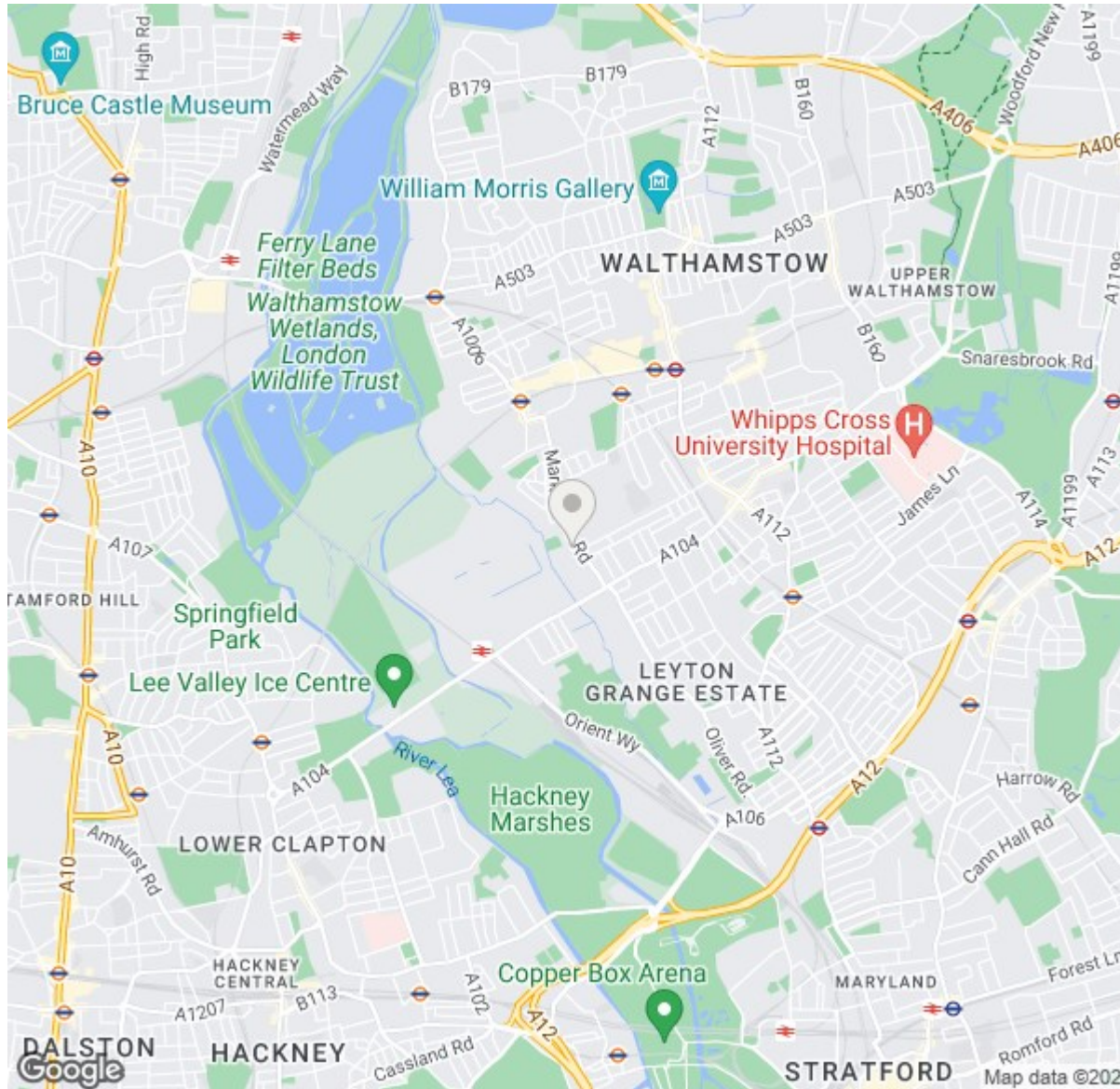
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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