



CLARKE
HILLYER
EST 1885

INCORPORATING...

brian **dadd** commercial

FOR SALE

£325,000

- Two Bedroom Apartment
- Ground Floor
- Close to Walthamstow Central
- Direct Access to Shared Garden
- Double Glazed
- Allocated Parking Bay
- Council Tax band - C
- Chain Free

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

85 GRANVILLE ROAD, WALTHAMSTOW, LONDON, E17
9BS



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.

RESIDENTIAL

INCORPORATING...

brian **dadd** commercial

FOR SALE

£325,000

85 GRANVILLE ROAD, WALTHAMSTOW, LONDON, E17 9BS

Entrance

Via Communal door and entry phone system, communal entrance lobby, own door to own entrance hall comprising radiator, entry phone, smoke alarm, laminate flooring, doors to:

Reception Room

16'0 x 12'2

Double glazed double doors to rear garden, radiator, laminate flooring, extractor fan, door to kitchen.

Kitchen

8'10 x 7'5

Double glazed window to rear aspect, fitted wall and base units, built-in oven, hob and extractor hood, plumbed for washing machine, space for fridge/freezer, radiator, part-tiled walls, laminate flooring.

Bedroom One

13'5 x 11'6

Measured into bay, double glazed window to front aspect, radiator, extractor fan, laminate flooring.

Bedroom Two

10'7 x 9'2

Double glazed window to front aspect, radiator, extractor fan, laminate flooring.

Bathroom

Obscure double glazed window to rear aspect, white suite comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level wc, chrome heated towel rail, extractor, tiled walls, vinyl flooring.

External Areas

The front of the property offers an allocated parking space and all garden areas are communal.



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.



85 GRANVILLE ROAD, WALTHAMSTOW,
LONDON, E17 9BS

INCORPORATING...

brian **dadd** commercial

FOR SALE

£325,000

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

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.



CLARKE
HILLYER

EST 1885

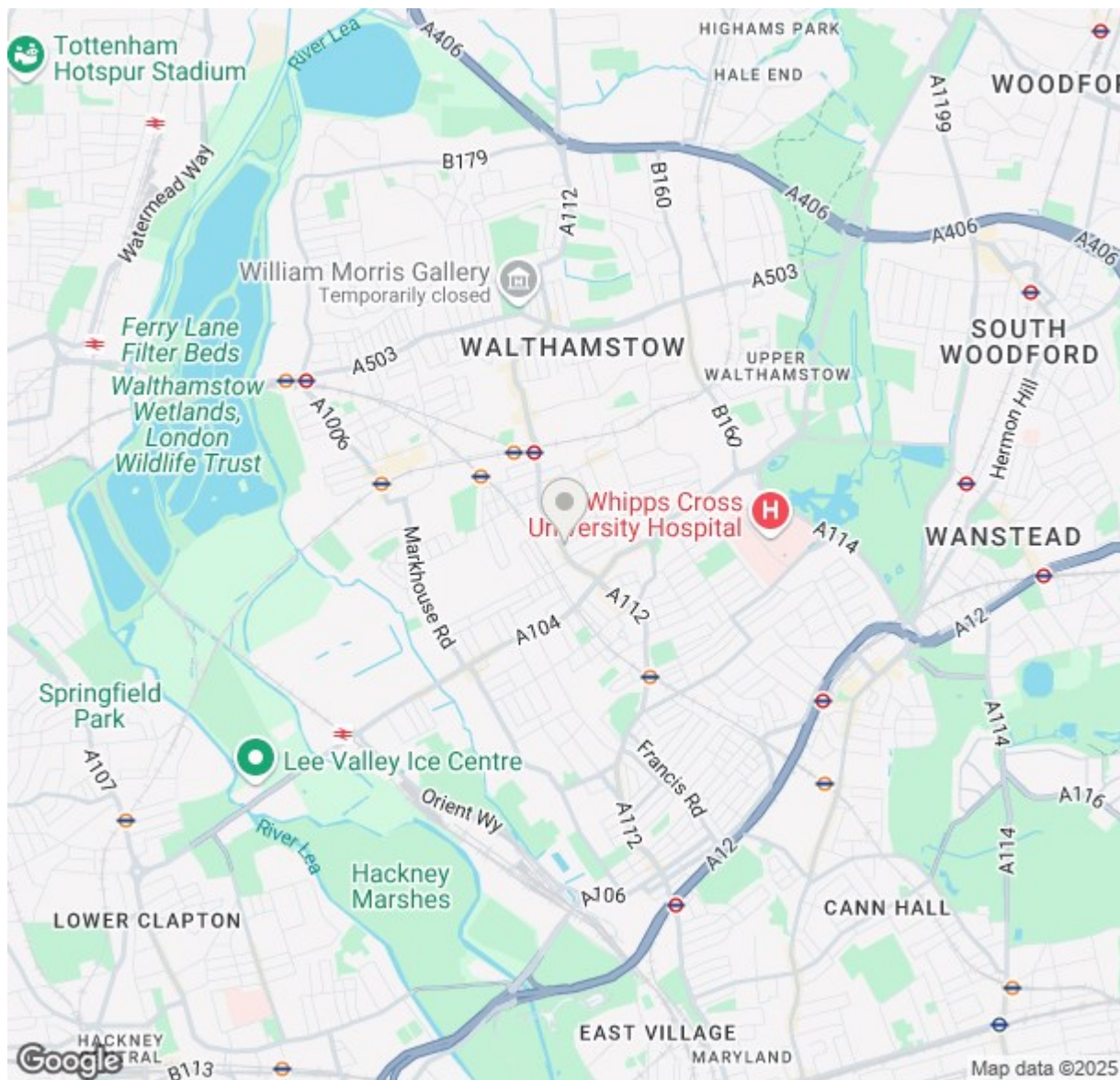
INCORPORATING...

brian dadd commercial

FOR SALE

£325,000

85 GRANVILLE ROAD, WALTHAMSTOW,
LONDON, E17 9BS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	58
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

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

RESIDENTIAL