



CLARKE
HILLYER
EST 1885

INCORPORATING...

brian **dadd** commercial

FOR SALE

£359,999

- Large 1st Floor 1-Bedroom Flat
- Share Of Freehold
- Well Presented
- Double Glazed
- Gas Central Heating (untested)
- Chain free
- Close To Transport
- Council Tax Band - A
- EPC - tbc

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

FIRST FLOOR FLAT, 268 WOOD STREET, WALTHAMSTOW, LONDON, E17 3NG



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 communal door to communal hallway, own door and stairs to first floor landing, doors to:

Reception Room

17'4 x 14'3

Double-glazed bay window to front aspect, feature fire place, radiators, power points, carpet.

Bedroom

11'7 x 11'11

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

Kitchen/Breakfast Room

12'2 x 10'3

Double-glazed window to rear aspect, fitted wall and base units comprising built-in oven, hob and extractor hood, single drainer sink unit with mixer tap, plumbed for washing machine, space for fridge-freezer, radiator, power points, part-tiled walls, vinyl flooring.

Bathroom

11'5 x 7'0

Obscure double-glazed window to side aspect, white suite comprising bath with mixer tap and shower attachment, pedestal wash hand basin, low level w/c, separate built-in shower cubicle, part-tiled walls, vinyl flooring.



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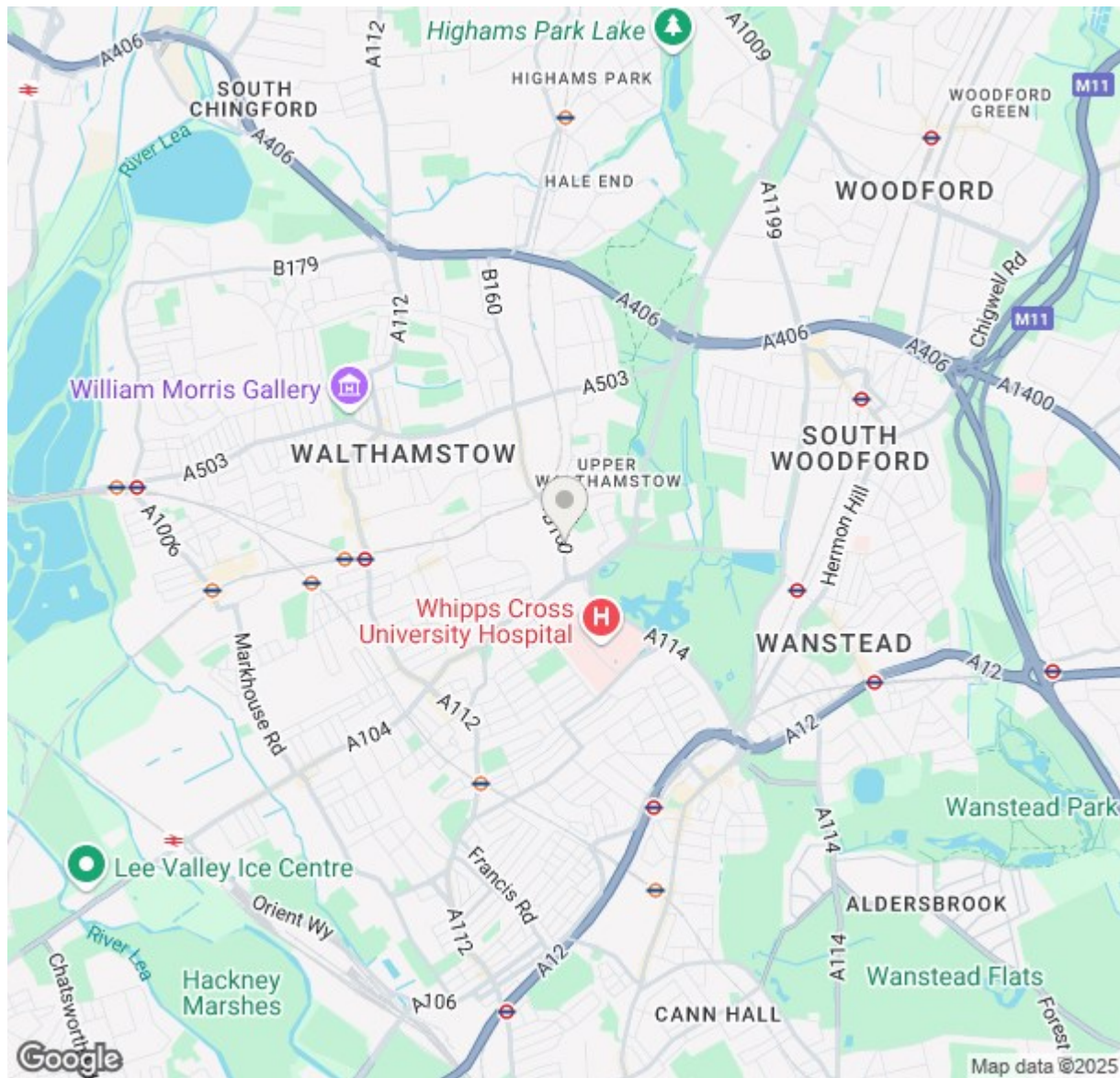
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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