

INCORPORATING...

brian **dadd** commercial

FOR SALE

£449,995

- Two Bedroom Flat
- Walthamstow Village
- Recently Refurbished
- Close to Transport & Amenities
- Share of Freehold
- Double Glazed
- Chain Free
- Council Tax Band - B
- Recently Reducted

CONTACT: 020 8506 9800
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FIRST FLOOR, 52 GROVE ROAD, WALTHAMSTOW, LONDON, E17 9BN



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

Entrance via communal door to:

Communal entrance hall, own door, stairs to first floor landing - loft access, smoke alarm, radiator, laminate floor, doors to...

Lounge

16'5" x 11'2"

Measured into bay window.

Double glazed bay window to front aspect, radiator, power points, newly laid carpet.

Bedroom one

12'8" x 11'10"

Double glazed window to rear aspect, power point, newly laid carpet.

Bedroom two

11'3" x 7'9"

Double glazed window to front aspect, radiator, newly laid carpet.

Bathroom

Obscure glass double glazed window to side aspect, white suite comprising panel bath, mixer taps with shower attachment, vanity wash basin with mixer tap, low level w.c., part-tiled walls.

Kitchen

10'2" x 9'0"

Double glazed window to rear aspect.

Fitted wall and base units, single drainer stainless steel sink unit, mixer taps, wall-mounted combination boiler (untested).

Built-in oven, gas hob, extractor fan, power points, fitted washing machine, radiator and part-tiled walls.



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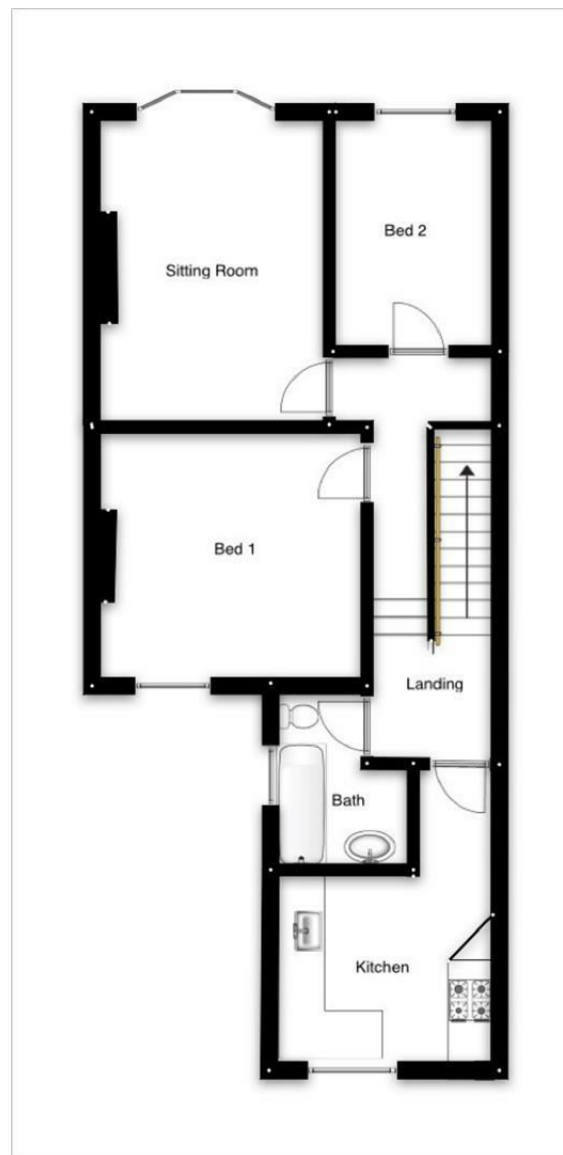
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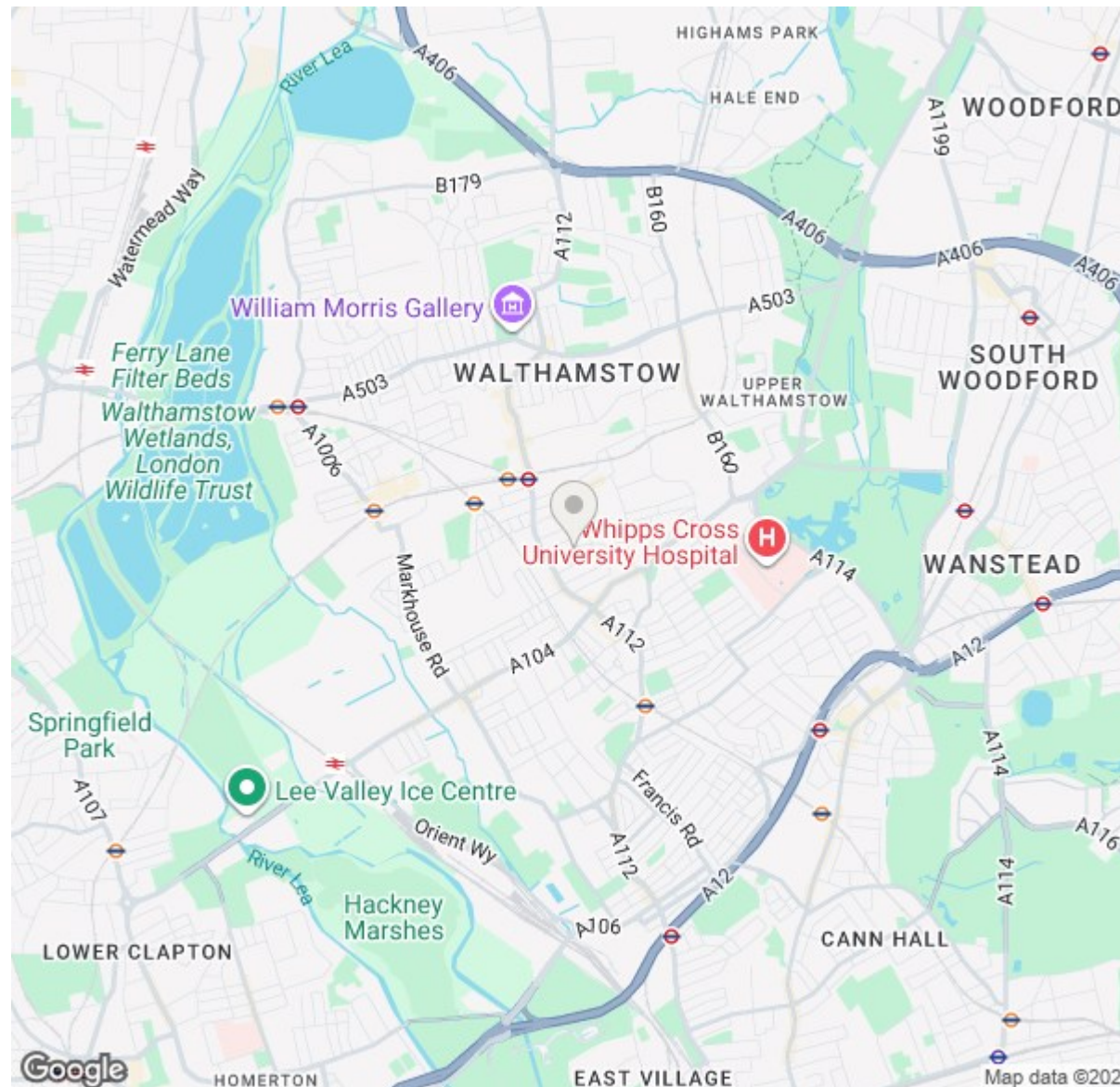
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RESIDENTIAL



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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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	67	75
EU Directive 2002/91/EC		

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