



**Guide Price**  
**£550,000**

**Leasehold**

2x  1x  1x 

**Greenleaf Road,  
Walthamstow, E17**

 **DOUGLAS  
ALLEN**  
Helping you move forwards





## Main features

- Chain-free first floor maisonette
- Private garden
- Potential to extend (STPP)
- Large open plan kitchen
- Double bedrooms
- Great location near shops and restaurants
- Short walk to Lloyd Park and Walthamstow Central

## Accommodation

### FIRST FLOOR

Lounge/Kitchen/Diner: 16'7 x 11'9 (5.06m x 3.58m) narrowing to 10'1 x 9'11 (3.08m x 3.02m)

Bedroom 1: 17'10 x 13'6 (5.44m x 4.12m)

Bedroom 2: 10'7 x 10'6 (3.23m x 3.20m)

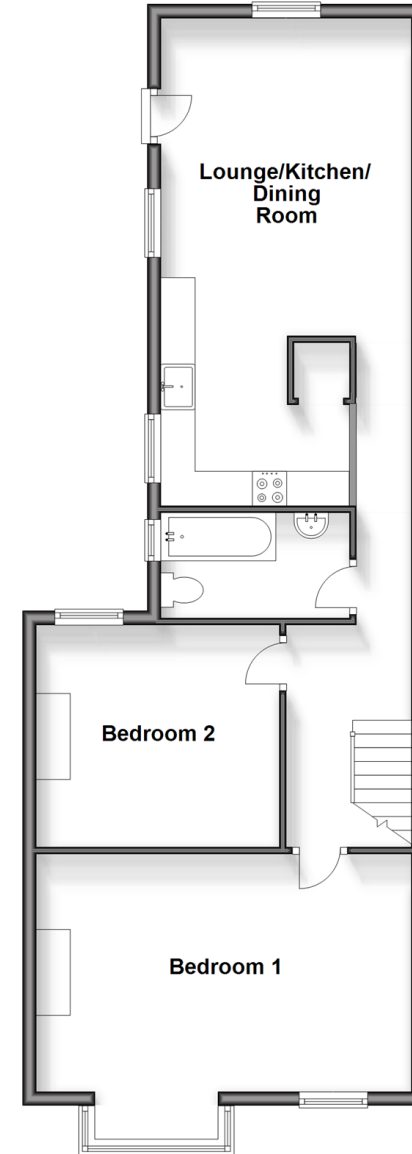
Bathroom: 9'1 x 4'10 (2.77m x 1.47m)

### OUTSIDE

Rear Garden

### First Floor

Approx. 70.2 sq. metres (755.2 sq. feet)



**Call Walthamstow - 020 8509 0092 ■ [douglasallen.co.uk](http://douglasallen.co.uk)**

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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