



**Guide Price**  
**£400,000**

**Leasehold**

1x  1x  1x 

**Hitcham Road,  
Walthamstow, E17**





## Main features

- Stunning converted property in excellent condition
- Bright and spacious lounge
- Stylish, fully fitted modern kitchen
- Double bedroom
- Private section of beautifully maintained rear garden
- Ideally located near Lea Bridge Road's amenities

## Accommodation

### FIRST FLOOR

Lounge: 17'3 x 10'5 (5.26m x 3.18m)

Kitchen/Diner: 11'8 x 11'2 (3.56m x 3.41m)

Bedroom: 10'5 x 9'8 (3.18m x 2.95m)

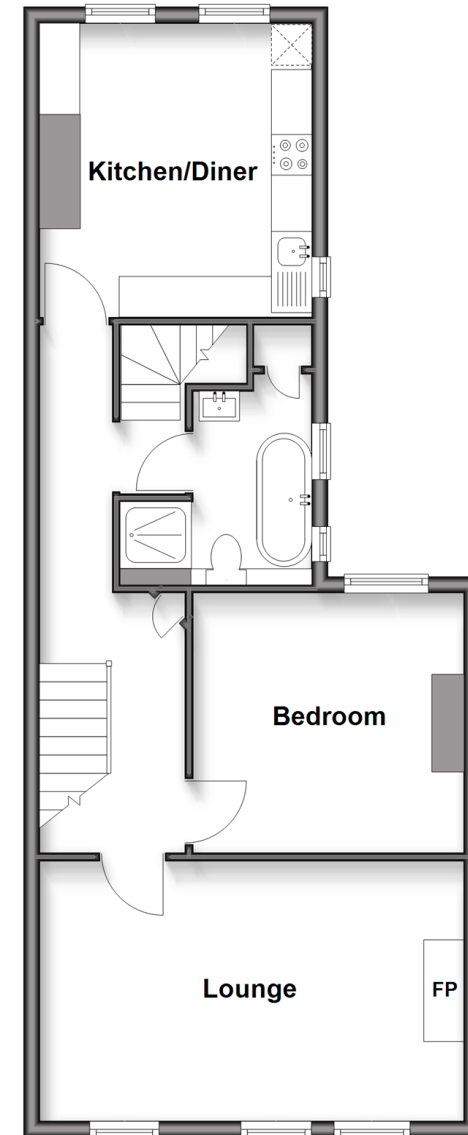
Bathroom

### OUTSIDE

Rear Garden

## First Floor

Approx. 57.8 sq. metres (622.5 sq. feet)



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- 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