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Church Hill, London, E17 9SG  
Offers In Excess Of £310,000

## PUBLIC NOTICE

ADDRESS: 8, West Court, 28, Church Hill, Walthamstow, Waltham Forest, E17 9SG

We are acting in the sale of the above property and have received an offer of £306,500

Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place

EPC Rating: C

Enticing, Bright & Spacious, this charming two-bedroom first-floor purpose-built flat is nestled in the idyllic neighbourhood of Church Hill, E17. This delightful property is offered as seen, presenting an incredible opportunity with no onward chain, ensuring a seamless transition for its fortunate new owner. The convenience of residential parking is paired with the added luxury of your very own garage, both accessible via a secure gated entrance, providing peace of mind and ample storage space. Upon entering, you'll be captivated by the tasteful features of this home. The fully fitted kitchen is a culinary enthusiast's dream, promising a space where you can prepare meals with ease. The fully tiled bathroom exudes a modern aesthetic and offers a soothing retreat. The heart of the home, a spacious lounge/diner, is graced with a bay window, allowing natural light to pour in, creating an inviting atmosphere. Rest easy knowing the property is thoughtfully designed with fully double-glazed windows and gas central heating provided by a combination boiler, ensuring year-round comfort and energy efficiency. Beyond the confines of this lovely flat, the local area is a true gem. Church Hill, E17, offers the perfect blend of urban convenience and natural tranquillity. With excellent transport links nearby, you're well-connected to London's vibrant city life, while still enjoying the benefits of a serene suburban setting. Parks, schools, and a variety of shops and dining options are all within reach, making this locale a fantastic place to call home. Don't miss the opportunity to make this exceptional property your own and experience the best of Church Hill living.

### Property Showcases

As you approach the property, you are welcomed by the tranquil communal gardens that envelop the low-rise block, creating a peaceful and green atmosphere. The property is designed for residential access only, providing a sense of security and privacy. Upon ascending a flight of stairs, you reach your own front door, which opens into a bright and spacious L-shaped entrance hall. This entrance hall is not only welcoming but also practical, as it boasts two large built-in storage cupboards, perfect for stowing away coats, shoes, and other belongings, helping you keep the space neat and organised. The first room accessible from the entrance hall is the fully fitted kitchen. This well-appointed kitchen offers both functionality and style, making it a hub for culinary endeavours. It is also home to the Vaillant combination boiler, ensuring that you have efficient control over heating and hot water throughout the property. Adjacent to the kitchen, you'll find the fully tiled three-piece family bathroom. This modern and well-maintained space offers a clean and comfortable environment for your personal care routines, with fixtures and finishes that are both functional and aesthetically pleasing. Continuing down the hallway, you come across the master double bedroom, a tranquil oasis where you can rest and rejuvenate. Its spacious layout and large window allow natural light to flood in, creating a peaceful and inviting atmosphere. The master bedroom provides ample space for your furnishings and storage needs. The last room to be accessed from the entrance hall is the expansive lounge/diner. This generously-sized living space is a highlight of the flat, offering versatility and comfort. The lounge/diner benefits from a large bay window, which not only floods the room with natural light but also adds character to the space. This bay window also offers a view of the communal gardens, making it a serene spot to relax. Additionally, the lounge/diner provides access to the final bedroom, making it ideal for use as a second bedroom or perhaps a home office, depending on your preferences and needs. In summary, this two-bedroom first-floor flat on Church Hill E17 offers a delightful living experience. It combines spacious and well-designed rooms, a fully equipped kitchen, a modern bathroom, and access to communal gardens, all within a secure and residential-focused environment. This property is perfect for those seeking a comfortable and well-connected place to call home.

## Location

Enjoying this prized location gives you a wealth of options when it comes to indulging in everything Walthamstow has to offer. A brisk four minute walk or a short one minute bike ride and you will be in the centre of the famous Walthamstow village which is one of the most charming and oldest villages in London (the original settlement dates back to 1086), Walthamstow Village is a little slice of country life in London and renowned for its local produce shops and historic buildings. When it comes to amenities you have everything you could ever need, all located on the famous 1km Walthamstow Market which is only 0.4 miles from your front door. A range of enterprising independent businesses compliment the market and provide the quintessential neighbourhood to accommodate everything your heart desires. Other Amenities such as Chaiwala, Gunes Restaurant & Manzoor Food Store on Hoe Street all within walking distance and provide the ideal local conveniences that you could ever ask for. Public transport is also easily accessible right from your door step, with bus stops at Hoe Street just 0.04 miles & 0.1 miles away as well as bus stops at Walthamstow Central & Park Court both just 0.14 miles away. Underground and over ground stations such as Walthamstow Central & Queens Road are just 0.16 miles & 0.27 miles away respectively, while national rail stations including Lea Bridge Road are under 1 mile from the property. Finally the property gives access to a bounty of nursery, primary and secondary schools all within walking distance. Edinburgh Primary, Church Hill Nursery and South Grove schools are all under 0.48 miles from your front door and offer both good and outstanding Ofsted ratings.

### Tenure & Council Tax

Tenure: Leasehold  
Lease Length: 125 Years from 25/03/1982  
Ground Rent: Awaiting Vendor Confirmation  
Service Charge: Awaiting Vendor Confirmation  
Council Tax Band: B  
Annual Council Tax Estimate: £1,509 pa

## Entrance Hall

**6'3" x 11'10" (1.91 x 3.62)**

Single glazed door to front aspect, two storage cupboards, textured ceiling, laminate flooring and power points.

## Reception Room

**18'0" x 11'5" (5.49 x 3.50)**

Double glazed bay window to side and rear aspect, textured ceiling, double radiator, laminate flooring, TV aerial point and power points.

## Kitchen

**5'8" x 8'5" (1.75 x 2.57)**

Double glazed window to front aspect, tiled flooring and walls, range of base & wall units with roll top granite effect work surfaces, integrated cooker with electric oven and gas hob, sink with drainer unit, space for fridge freezer, plumbing for washing machine, textured ceiling, Vaillant combination boiler and power points.

## Bedroom One

**10'5" x 7'0" (3.18 x 2.15)**

Double glazed windows to rear aspect, textured ceiling, single radiator, laminate flooring and power points.

## Bedroom Two

**8'0" x 8'1" (2.45 x 2.48)**

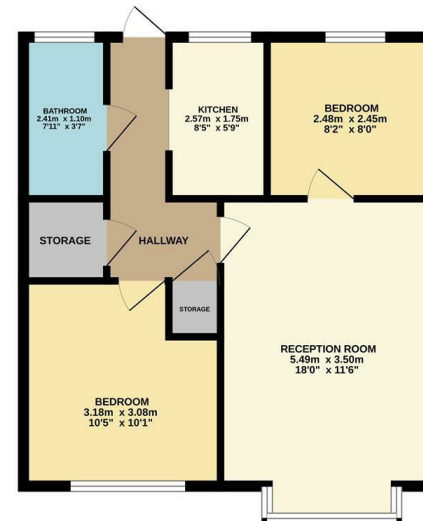
Double glazed windows to front aspect, textured ceiling, single radiator, laminate flooring and power points.

## Bathroom

**7'10" x 3'7" (2.41 x 1.10)**

Double glazed opaque window to front aspect, textured ceiling, tiled flooring and walls, extractor fan, panel enclosed bath with mixer tap & shower attachment, hand wash basin with mixer tap and pedestal, low level flush w/c.

FIRST FLOOR  
47.0 sq.m. (506 sq.ft.) approx.



TOTAL FLOOR AREA: 47.0 sq.m. (506 sq.ft.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, walls, doors and any other items are approximate and not guaranteed to conform to any exact dimensions. The services, systems and appliances shown have not been tested and are to be taken as their specifications or otherwise can be given.  
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