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Eastleigh Road, London, E17 5LU
Offers In The Region Of £350,000

Welcome to this charming ground floor apartment located on Eastleigh Road in London. This delightful property boasts a private garden, perfect for enjoying a cup of tea on a sunny afternoon or hosting a small gathering with friends and family.

Upon entering, you are greeted by a cosy reception room, ideal for relaxing after a long day. The apartment features two spacious double bedrooms, offering plenty of space for a growing family or for guests to stay over comfortably.

One of the highlights of this property is the separate kitchen, providing a dedicated space for culinary creations away from the lounge area. The bathroom is conveniently located, ensuring easy access from both bedrooms.

Whether you are looking for a first home, a place to downsize, or an investment opportunity, this flat offers a versatile living space in a desirable location. Don't miss the chance to make this lovely property your own and enjoy the convenience of London living with the luxury of a private garden.

Locality

Situated on Eastleigh Road gives a wealth of opportunities when it comes to exploring everything Walthamstow has to offer. You can take a short two minute walk to the beautiful manicured lawns of Lloyd Park. Easily accessible just a stone's throw from your front door, you can seek to revel in the outdoor gym, tennis and basketball courts as well as outdoor table tennis and bowling greens. Natural play areas with climbing logs, sandpits, and skate and scooter parks will be sure to keep the little ones entertained for hours on end and creates the perfect place for family picnics and day outings. If you delve north from the property then you will stumble across the newly refurbished Cheney Row Park which reopened in May 2019. The park benefits from nature-themed play area for children, an outdoor amphitheatre, enhanced natural areas for plants and wildlife as well as a lot more. If you are looking to venture slightly further out then you are a thirteen minute walk or four minute bike ride to London's largest nature reserve, the 500 acre Green Flag award-winning Walthamstow Wetlands is perfect for enjoying walking trails, bike rides and take in the picturesque scenery. You also have essential amenities just a stone's throw away, the Billet Road Co-op, Monoux coffee house & the Billet fish bar are all easy accessible and provide the ideal local conveniences that you could ever ask for. Transportation links are also in huge supply, 5 bus stops are all under 0.2 miles from your front door and offer a vast array of travel locations. Walthamstow Central and Blackhorse Road stations are a short walk from the property respectively and grant both underground and over ground transport options. Finally an abundance of nursery, primary & secondary schools are all within catchment area and offer a good to outstanding Ofsted rating.

Tenure & Council Tax

Tenure: Leasehold
 Lease Length: 113 Years Remaining
 Ground Rent: £10 pa
 Service Charge: £1400 P/A
 Council Tax: B
 Council Tax Estimate: £1691 P/A

Hallway
 16'11" x 4'4" (5.17 x 1.33)

Bathroom
 7'3">6'2" x 9'9" (2.23>1.90 x 2.99)

Textured ceiling, tiled walls and flooring, single radiator, corner bath with shower attachment, shower cubicle with thermostatically controlled shower, hand wash basin and vanity unit under, low level flush w/c.

Reception
 11'11" x 13'4" (3.65 x 4.08)

Double glazed window to front aspect, textured ceiling, double radiator, laminate flooring, and power points.

Kitchen
 11'10" x 9'5" (3.61 x 2.88)

Two double glazed to rear aspect, double radiator, tiled walls and flooring, range of base & wall units with roll top work surfaces, freestanding cooker with gas oven and hob, chimney style extractor with hood, sink with drainer unit, space for fridge freezer, plumbing for dishwasher, textured ceiling and power points.

Bedroom One
 12'0" x 9'2" (3.66 x 2.80)

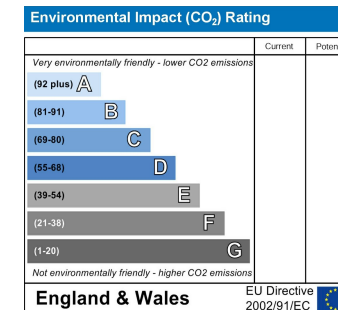
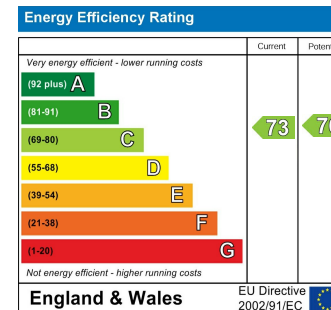
Double glazed window to front aspect, textured ceiling, double radiator, laminate flooring and power points.

Bedroom Two
 7'10" x 8'3">11'4" (2.39 x 2.54>3.46)

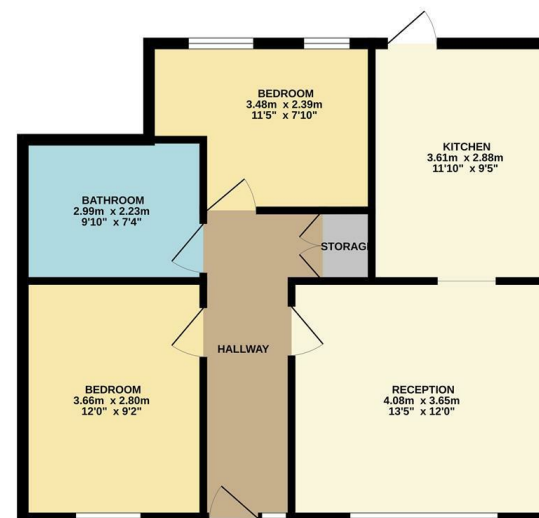
Double glazed window to rear aspect, textured ceiling, double radiator, laminate flooring and power points.

Garden
 16'1" x 20'11" (4.92 x 6.39)

Rear access, brick paving and wooden shed.



GROUND FLOOR
 62.0 sq.m. (667 sq.ft.) approx.



TOTAL FLOOR AREA: 62.0 sq.m. (667 sq.ft.) approx.
 Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, walls, doors and any other items are approximate and are not intended to be used for any purpose other than as a guide. The services, system and appliances shown have not been tested and no guarantee is given for their operation or efficiency over time.
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