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Brettenham Road, London, E17 5BA
Offers In Excess Of £500,000

Nestled on the charming Brettenham Road, this delightful purpose-built flat offers a perfect blend of comfort and convenience. Spanning an impressive 872 square feet, the property boasts three well-proportioned bedrooms, making it an ideal choice for families or those seeking extra space. The flat features a welcoming reception room, perfect for relaxation or entertaining guests.

Constructed in 1950, this residence has been maintained in good condition, ensuring a pleasant living environment. One of the standout features of this property is the lovely garden, providing a serene outdoor space to unwind or enjoy al fresco dining during the warmer months.

With a long lease in place, you can enjoy peace of mind and stability in your new home. Additionally, the property is chain-free, allowing for a smooth and efficient purchasing process.

This flat is not only a wonderful place to live but also offers excellent access to local amenities and transport links, making it a highly desirable location. Whether you are a first-time buyer or looking to invest, this property on Brettenham Road is a fantastic opportunity that should not be missed.

Localit

Families are well-served by a number of nearby schools. Primary options include The Winns Primary School, Walthamstow Primary Academy, and Roger Ascham Primary School—all within a short walking distance. For secondary education, Walthamstow Academy is just 400 meters away, with other schools like South Chingford Foundation School and Holy Family Catholic School also nearby.

In terms of transport, Brettenham Road is conveniently located close to several stations. Walthamstow Central tube and overground stations are approximately 0.9 miles away, with Blackhorse Road and Walthamstow Queen's Road also within easy reach. This makes commuting to central London and other areas straightforward.

Walthamstow itself is a vibrant area, known for the historic Walthamstow Village and Walthamstow Market, the longest outdoor market in Europe. The area blends urban living with a strong sense of community, making Brettenham Road a desirable location for both families and professionals.

Tenure & Council Tax

Tenure: Leasehold
Lease Length: 170 Years Remianing
Ground Rent: £125 P/A
Council Tax Band: C
Annual Council Tax Estimate: £2,020 pa
Flood Risk
Rivers & Seas Very Low
Surface Water Very Low

Hallway
3'0" x 18'0"+2'8" x 22'3" (0.93 x 5.50+0.82 x 6.80)
Laminate flooring and two single radiators.

Bathroom
5'2">3'3" x 8'7" (1.60>1.00 x 2.62)
Double glazed window to rear aspect, tiled walls and flooring, panel enclosed bath with mixer tap and shower attachment, hand wash basin with mixer tap, low level flush w/c.

Reception
11'7" x 15'4" (3.54 x 4.68)
Double glazed bay window and door to rear aspect, two double radiators, laminate flooring and power points.

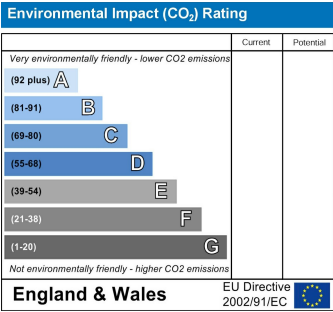
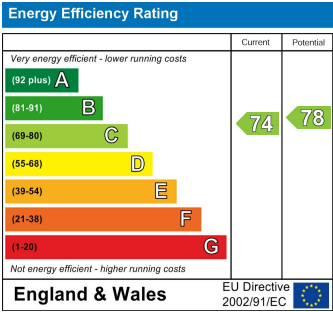
Kitchen
9'4" x 5'10" (2.85 x 1.78)
Double glazed window and door to side aspect, tiled flooring and walls, integrated oven with gas hob and electric oven, extractor with hood, integrated fridge, power points and combination boiler.

Bedroom One
11'1">10'9" x 13'11" (3.40>3.28 x 4.26)
Double glazed window to front aspect, double radiator, laminate flooring and power points.

Bedroom Two
10'11" x 11'8" (3.35 x 3.57)
Double glazed window to rear aspect, double radiator, laminate flooring, build in storage cupboard and power points.

Bedroom Three
8'9" x 8'7" (2.67 x 2.62)

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



TOTAL FLOOR AREA - 66.0 sq.m. (710 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, windows, doors and any other items are approximate and no responsibility is taken for any errors.
Consent to this statement: This plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee is given in their operation or efficiency can be given.
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