



## West Avenue, Walthamstow, London, E17

Offers In Excess Of £375,000

Leasehold

**FOR SALE**

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- Two Bedroom Purpose Built First Floor Flat
- Double Glazed & Gas Central Heating
- Walthamstow Village Location
- 0.2m To Walthamstow Central Tube Station
- Council Tax Band: B
- Communal Gardens
- Garage
- 555 Sq Ft (51.6 Sq M)
- Viewing By Appointment Only
- PPE Provided

A stylish two bedroom flat, situated on the first floor of a modern, purpose built block on West Avenue.

This fantastic property offers two double bedrooms (both with ample space for free standing storage) and a three piece family bathroom with shower over the tub, as well as interconnected kitchen and lounge. All are presented to a high standard. The latter two rooms are particularly good, with the kitchen having fitted units and work surfaces, and the lounge offering space to dine as well as relax.

Outside there are communal gardens, plus a private garage for parking/storage.

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## DIMENSIONS

### Living here...

Everything you could possibly need is on your doorstep with this flat, whether it's dinner in the evening or weekend, drinks with friends at one of the many bars on Orford Road, neon and IPA at the Ravenswood, local history at Vestry House museum, or just grabbing a cup of coffee and watching the world go by. All that, plus the shortest of short strolls to Walthamstow Central when work beckons - it really doesn't get more perfectly placed than that...

### Dimensions:

#### Communal Entrance

Via communal entrance leading into:

#### Communal Hallway

Staircase leading to first floor.

#### Entrance

Via door leading into flat.

#### Entrance Hallway

Access To Lounge, Bedroom One, Bedroom Two & Bathroom.

#### Lounge

14'4 x 12'10

#### Kitchen

10'2 x 6'2

#### Bedroom One

14'8 x 12'3

Door To:

#### Ensuite

#### Bedroom Two

11'11 x 7'1

#### Bathroom

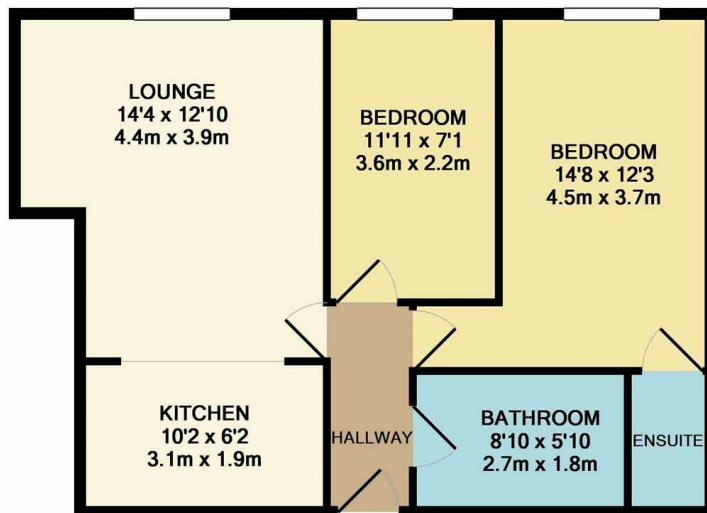
8'10 x 5'10

#### Communal Garden

### Disclaimer

The information provided about this property does not constitute or form part of any offer or contract, nor may it be relied upon as representations or statements of fact. All measurements are approximate and should be used as a guide only. Any systems, services or appliances listed herein have not been tested by us and therefore we cannot verify or guarantee they are in working order. Details of planning and building regulations for any works carried out on the property should be specifically verified by the purchasers' conveyancer or solicitor, as should tenure/lease information (where appropriate).

## FLOORPLAN



TOTAL APPROX. FLOOR AREA 555 SQ.FT. (51.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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## EPC CHART

