






## Brookfield Avenue, Walthamstow, London, E17

Offers In Excess Of £300,000

**FOR SALE**

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Leasehold

- Top-floor, purpose-built flat
- 1 Double bedroom
- Close to Walthamstow village
- Double glazed
- Gas central heating
- Wood Street station: 0.2 mile
- EPC Rating: D (56)
- Council tax band: B
- Chain-free
- Internal space: 506 Sq ft (47 sq m)

An attractive, purpose-built, double bedroom flat in a popular area, close to Walthamstow village, with excellent transport links.

This is a simple and solid home with good floors, and with being purpose-built you get the benefit of a proper hallway giving you separation from the outside, and extra space for coats and shoes etc.

The double bedroom is huge, lit with natural light from the bay window, and there's plenty of room to create storage. There's also lots of storage space in the kitchen and there's a good sized bathroom.

Living here, you'll be in the local community of Wood Street which is fast becoming a popular area to live in E17. Could that be because of the Chocolatine Bakery? There's also Walthamstow Cricket, Tennis and Squash Club nearby and your nearest transport for the city is Wood Street station but you're also walking distance from Walthamstow Central tube and Overground stations.

It's a 10 minute walk to Walthamstow Village and Orford Road, where you'll find excellent local pubs, cafes, shops, craft breweries and cultural hotspots like God's Own Junkyard. And up the hill past the station is the gateway to Epping Forest where you can enjoy walking or cycling in acres of natural green space.

A purpose-built home with everything you need in a cracking area and no onward chain. Shall we take a look?

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## DIMENSIONS

### Communal Entrance

Via communal front door leading into:

### Communal Hallway

Staircase leading to third floor and flat.

### Entrance

Via front door leading into:

### Entrance Hallway

Door to all rooms.

### Living Room

12'6 x 11'10

### Kitchen

11'2 x 7'10

### Bedroom

15'9 x 10'6

### Bathroom

7'5 x 6'7

### Communal Garden

### Additional Information:

Lease Term: 125 years from 25 December 2012

Lease Remaining: 114 Years

Ground Rent: £10 per annum.

Service Charge: £600 per annum.

Local Authority: London Borough Of Waltham Forest

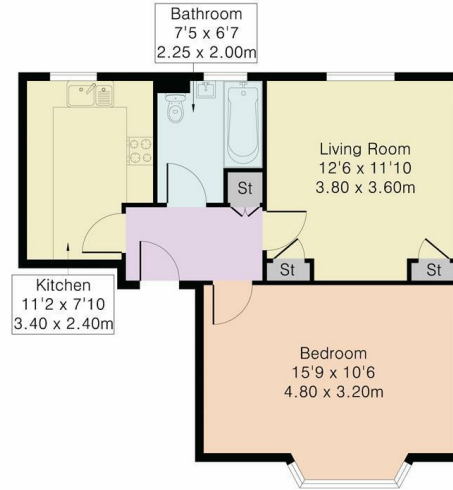
Council Tax Band: B

### 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

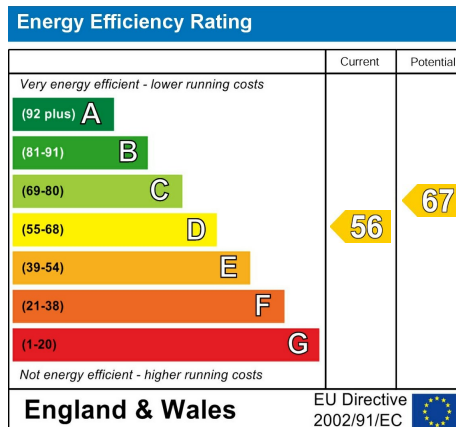
Approximate Gross Internal Area 506 sq ft – 47 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



## EPC RATING



## MAP



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