






Grove Road, Walthamstow, London, E17

Offers In Excess Of £110,000

Leasehold

FOR SALE

 1  1  1

- Cash Buyers Only
- First floor studio flat
- Walthamstow village location
- Walthamstow Central tube station: 0.5 mile
- Double glazed
- Electric heating
- EPC rating: E
- Council tax band: A
- Chain free
- Internal: 175 Sq ft (16.2 sq m)

Right in the heart of Walthamstow village, this home proves that small can be beautiful. It's a modern studio, fitted out to maximise light and space, giving you a spotless finish and clean lines, with modern fittings and engineered flooring.

The studio has kitchen cabinets and a breakfast bar, room to relax and sleep and a modern shower room.

The location has everything that's great about E17 on your doorstep. Even Walthamstow Central station is within walking distance (10 minutes). This area is buzzing with community spirit, coffee shops, (got to try Hucks), cafes, restaurants and pubs. Also parks and local culture including Vestry House Museum, the Ancient House and God's Own Junkyard.

It's a wonderful place to live and the property's chain free. Cash Buyers Only. Shall we take a look?

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DIMENSIONS

Communal Entrance

Via communal front door leading into:

Communal Hallway

Staircase leading to first floor & flat.

Entrance

Via flat entrance door leading directly into:

Reception Room/Kitchen/Bedroom

12'11" x 12'1"

Bathroom

Additional Information:

Lease Term:: 125 Years from 29 April 2008

Lease Remaining: 109 years remaining

Ground Rent: £0

Service Charge: £2736 per annum

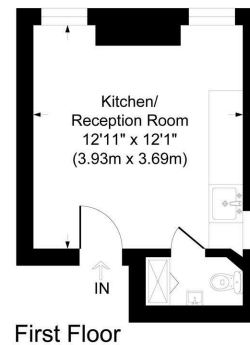
(£228 per month).

Local Authority: London Borough Of

Waltham Forest

Council Tax Band: A

FLOORPLAN



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Grove Road

Approximate Gross Internal Area
Total = 16.2 sq m / 175 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings, before making any decisions reliant upon them.

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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).

EPC RATING

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

MAP



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