






Verulam Avenue, Walthamstow, London, E17

Offers In Excess Of £400,000

FOR SALE

 1  1  2

Leasehold

- First floor split-level conversion flat
- 2 Double bedrooms
- Double glazing
- Gas central heating
- St James Street Overground station: 0.6 mile
- Excellent bus links
- EPC rating: C (72)
- Council tax band: C
- Chain-free
- Internal: 799 sq ft (74 sq m)

A charming two bedroom, split-level flat on Verulam Avenue. The flat is located within easy walking distance of St James Street Overground station, meaning not only is the daily commute just that bit simpler, but it's also handily positioned for the many independent shops, bars and eateries of the High Street and Village. And not forgetting the amazing Crate St James box park by the station too!

The property is well presented throughout, with cool, neutral tones on the walls and beautiful flooring underfoot. On the first floor is the reception room (with space to eat as well as relax) plus the fitted kitchen and three piece family bathroom. The second floor houses the two bedrooms, both of which are solid doubles.

A delightful flat, and one that is very handily located. Shall we take a look...?

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DIMENSIONS

Communal Entrance

Via communal front door leading into:

Communal Hallway

Door to flat.

Entrance

Via flat entrance door:

Entrance Hallway

Staircase leading to first floor.

First Floor Landing

Staircase leading to second floor. Door to all first floor rooms.

Reception Room

16'3 x 12'7

Kitchen

11'9 x 5'7

Bathroom

8'4 x 4'1

Second Floor Landing (Loft)

Doors to:

Bedroom One

14'4 x 12'1

Bedroom Two

12'1 x 10'2

Additional Information:

Lease Term: We have been advised by our client that the lease will be 177 years (subject to 90-year lease extension agreement granted upon completion).

Lease Remaining: 177 Years remaining (subject to 90-year lease extension agreement granted upon completion)

Ground Rent: £50 per annum

Service Charge: £0 - N/A

Local Authority: London Borough Of Waltham Forest
Council Tax Band: C

Notice:

All photographs are provided for guidance only.

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 799 sq ft – 74 sq m

First Floor Area 399 sq ft – 37 sq m

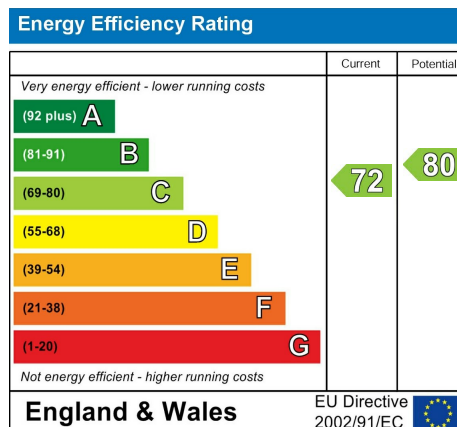
Second Floor Area 399 sq ft – 37 sq m



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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