






Low Hall Lane, Walthamstow, London, E17

Offers In Excess Of £325,000

FOR SALE

 1  1  2

Leasehold

- Ground floor purpose-built maisonette
- 2 Bedrooms
- Refurbished
- Double glazed & gas central heating
- St James Street Station: 0.4 mile walk
- EPC rating: D (66)
- Council tax band: B
- Rear garden: approx 15ft
- Chain-free
- Internal: 506 sq ft (47 sq m)

A newly refurbished, box fresh maisonette on Low Hall Lane. Being situated within easy walking distance of St James Street station doesn't merely ensure the daily commute is just that bit easier. It also means the green open spaces of Walthamstow Wetlands are on your doorstep, as are the many fantastic bars and eateries of Crate St James and the High Street.

This property is as crisp and new as you could ever wish to see. The refurbishment has created a wonderful light-filled home that is turn key ready. Simply decide on your furnishings and you're good to go! There are two bedroom, a reception room, three piece family bathroom (with shower over the tub) and a fitted kitchen. There is also plenty of build in storage in the hallway - very handy!

Outside there is a communal area to the rear, accessed from the kitchen door.

This could be an amazing first home for someone - is that someone...?

Low Hall Lane, Walthamstow, London, E17

DIMENSIONS

Entrance

Via own entrance door leading into:

Entrance Hallway

Door to all rooms.

Reception Room

13'9 x 9'10

Kitchen

9'2 x 6'7

Door to rear garden.

Bedroom One

12'6 x 9'10

Bedroom Two

8'10 x 5'11

Bathroom

6'7 x 6'7

Rear Garden

approx 15'

Additional Information:

Lease Term: 999 years from 25/03/1957

Lease Remaining: 932 years remaining

Ground Rent: £2.50 per annum

Service Charge: £0 - maintenance split between both leaseholders.

Local Authority: London Borough Of Waltham Forest

Council Tax Band: B

Notice:

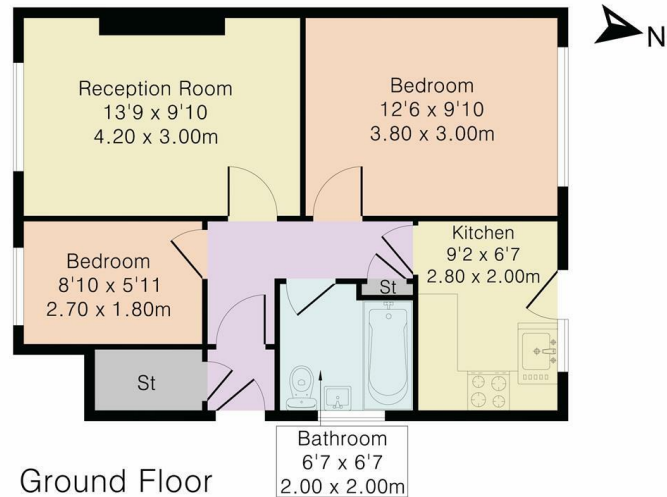
All photographs are provided for guidance only.

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

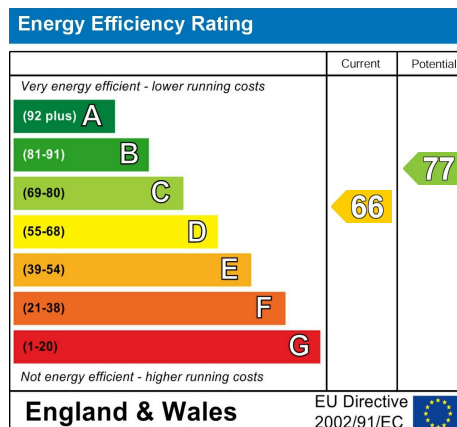
Approximate Gross Internal Area 506 sq ft – 47 sq m



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



hello@estateseast.co.uk 020 8520 9300 estateseast.co.uk

