






# Orford Road, Walthamstow, London, E17

Offers In Excess Of £525,000

**FOR SALE**

 1  1  2

Leasehold

- Victorian ground floor conversion flat
- 2 Bedrooms
- Cellar
- Double glazing & gas central heating
- Walthamstow village location
- EPC rating: C (78)
- Council tax band: C
- Rear garden: approx 30ft
- Chain-free
- Internal: 642 sq ft (60 sq m)

Inside the grand Victorian frontage is a stylish and homely garden flat, which our client described as 'safe and calm', and we second that. The place has a great feel to it right from the off.

It's full of character with high ceilings and deep windows; and a lounge-diner with original floorboards, fireplace and bay window. There's a good natural light flow throughout and it's a great space for entertaining too.

The kitchen's a good size and opens out to the north facing garden, which is lush with established trees and shrubs, and gets the sun late morning into the afternoon.

Next to the roomy main bedroom is a simple 3 piece bathroom and on the other side, the second bedroom which is also a double, currently used as a home office. The property has the additional bonus of a cellar, perfect for storage. The other bonus is that this property is chain-free.

Welcome to the heart of the village. Orford Road is one of the most charming addresses in the area and puts everything Walthamstow village has to offer on your doorstep. Not just the cultural and historical vibe of the area but also the local community, buzzy independent shops, brilliant pubs (Queen's Arms, the Village, the Castle) delicious cafes, restaurants and bakeries, the award winning Spar shop, the sights and sounds of the market and Hoe street and the green open spaces of Epping Forest nearby.

There're plenty of schools and nurseries within walking distance and Walthamstow Central is just an 8 minute walk away with easy transport links via the Victoria line and London Overground.

When are you free to 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 leading into:

### Hallway

Door to all rooms.

### Cellar

16'0 x 4'5

### Reception Room

12'4 x 11'1

### Kitchen

10'4 x 10'2

Door to rear garden.

### Bedroom One

11'11 x 10'4

### Bedroom Two

8'10 x 7'1

### Bathroom

6'1 x 5'2

### Rear Garden

approx 30'

### Additional Information:

Lease Term: 125 years from 29 September 1979

Lease Remaining: We have been advised by our vendor that the lease is in the process of being extended and will be 170 years.

Ground Rent: £60 per annum

Service Charge: £0 per annum

We have been advised by our vendor that there is a mandatory standard building insurance charge of £300 per annum which is non-negotiable.

Local Authority: London Borough Of Waltham Forest

Council Tax Band: B

### Notice:

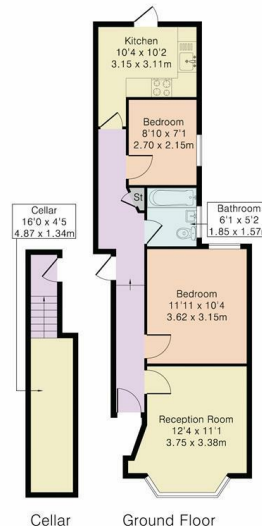
All photographs are provided for guidance only.

### 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 642 sq ft – 60 sq m  
Cellar Area 94 sq ft – 9 sq m  
Ground Floor Area 548 sq ft – 51 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		70	78
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## MAP



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