






Church Lane, Walthamstow, London, E17

Offers In Excess Of £475,000

Leasehold

FOR SALE

 1  1  2

- 2 Bedroom first floor maisonette
- Double glazing
- Gas central heating
- Walthamstow Village location
- Wood Street Overground station: 0.3 mile
- Walthamstow Central Victoria Line Tube station: 0.5 mile
- EPC rating C (70)
- Council tax band: B
- Rear garden: approx 35ft
- Internal: 534 sq ft (50 sq m)

An utterly charming two bedroom, first floor flat on Church Lane.

Located on Eastern side of the Village, it's a near neighbour of St Mary's Church and the Ancient House, two of the oldest buildings in the area. It's also close to the Ravenswood, home to the neon palace that is God's Own Junkyard, as well as the many independent bars and eateries of Orford Road. And to cap it off, it's equidistant to both Wood Street and Walthamstow Central stations, meaning the morning commute is that bit easier.

The flat itself is a delight. It's warm and inviting, and it's clear the owner has lavished time and thought upon its interiors. The two bedrooms are at the front. The main is a solid double (currently with a king-sized bed), with ample room for free standing storage, whilst the second, single bedroom is currently configured as a home office - very handy!

The reception room is fab, with warm hues and stylish wallpaper on the walls and beautiful flooring underfoot. It leads directly onto the new fitted kitchen. The internal spaces are rounded off by the three piece bathroom, complete with shower over the tub.

Outside there is a private garden to the rear, accessed via a private staircase from the kitchen. It has a woodland feel thanks to the surrounding trees, and wildlife-friendly planting, and will be a delight to relax in as the summer months approach.

A fantastic flat in an enviable location. Shall we take a look...?

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DIMENSIONS

Entrance

Via front door leading into:

Entrance Hallway

Staircase leading to first floor.

First Floor Landing

Door to reception room, bedroom one, bedroom two & bathroom.

Reception Room

13'1 x 11'10

Door to:

Kitchen

8'3 x 7'0

Door to reception room.

Bedroom One

11'7 x 9'11

Bedroom Two

8'8 x 7'2

Bathroom

10'2 x 5'1

Rear Garden

approx 35' rear garden

Additional Information:

Lease Term: We have been advised by our client that they are currently extending the lease by an additional 90 years making the lease a total of 173 years.

Lease Remaining: 173 years remaining (once lease extension completed in May 2024)

Ground Rent: £0 per annum

Service Charge: Approx. £461 per annum (based on 2023 charge)

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

Notice:

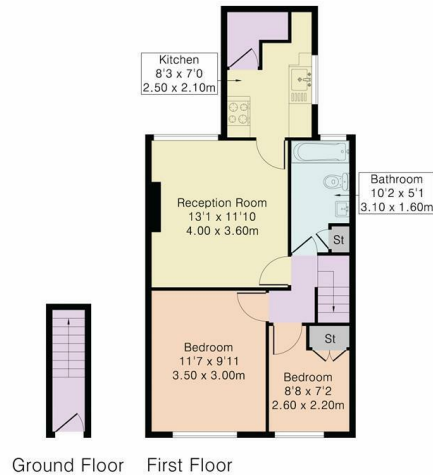
All photographs are provided for guidance only.

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

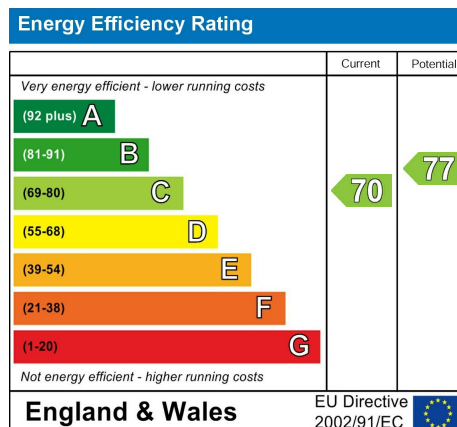
Approximate Gross Internal Area 534 sq ft – 50 sq m
Ground Floor Area 33 sq ft – 3 sq m
First Floor Area 501 sq ft – 47 sq m



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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