






Haroldstone Road, Walthamstow, London, E17

Offers In Excess Of £495,000

Share of Freehold

FOR SALE

 1  1  2

- 2 Bedroom Victorian ground floor conversion flat
- Open plan kitchen/reception Room
- Double glazing & gas central heating
- Walthamstow Marsh Wetlands nearby
- St James Street station: 0.3 mile walk
- Blackhorse Road Victoria line tube station: 0.6 mile walk
- EPC rating: C (76)
- Council tax band: B
- Private Rear garden: approx 25ft
- Internal: 611 sq ft (57 sq m)

A garden flat rich with comfort and character in a location close to both the bustle of E17, and natural green space.

The hub of the home is the open plan kitchen-reception room with cork flooring that leads effortlessly out to the garden. It's a space full of comfort and character. A roomy space for dining and cooking and the extra lounge space lit from above which can so easily be opened up for entertaining through the summer months, bringing in the rear garden which gets the sun all afternoon; and features a decked dining area, framed by fruit trees with a pergola bringing some lush shade. The right hand side of the garden is a sun trap and superb for growing tomatoes.

Back inside the bedrooms are doubles, the front with a bay window and both with original restored floorboards. There's also a contemporary family bathroom, and separate storage space.

Haroldstone Road is a friendly neighbourhood with traffic calming measures in place, so good for cycling. The location combines the charm and bustle of the St James area between the Coppermill Lane and Blackhorse Road areas, and the convenience of a nearby market, local food shops, GP surgery and Dentist; yet is within just a 10 minute walk of beautiful natural green space at Walthamstow Wetlands and Marshes. There're highly rated schools nearby and nurseries, also the Douglas Eyre Sports Centre. And for relaxing on a night out without the cab fare the popular Crate St James buzzing with fantastic food, bars, creative independent shops and entertainment is just an 8 minute walk away. Other local favourites are True Craft Pizza, Weirdough Bakery, The Coppermill Pub and The Chequers (famed for its seasonal Sunday roasts).

If you can bare to leave you're well linked for transport too with St James Street station a short walk away or Blackhorse Road station for the Victoria line. 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 leading into:

Entrance Hallway

Door to all rooms.

Open Plan Kitchen/Reception Room

25'11 x 9'6

Doors to rear garden.

Bedroom One

12'10 x 11'10

Bedroom Two

10'9 x 9'10

Bathroom

6'7 x 5'11

Rear Garden

approx 25'

Additional Information:

Head lease term: 999 years from 25 December 1985

Head lease remaining: 960 years remaining.

Ground Rent: £0 - Per annum

Service Charge: £0 - Per annum

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 611 sq ft - 57 sq m



Ground Floor Flat



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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

MAP



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