



# Haroldstone Road, Walthamstow, London, E17 Offers In Excess Of £495,000 Share of Freehold

FOR SALE

四1 1 四2

## • 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?

# Haroldstone Road, Walthamstow, London, E17

### DIMENSIONS

### **FLOORPLAN**

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

**Bathroom** 6'7 x 5'11

Rear Garden approx 25'

### Additional Information:

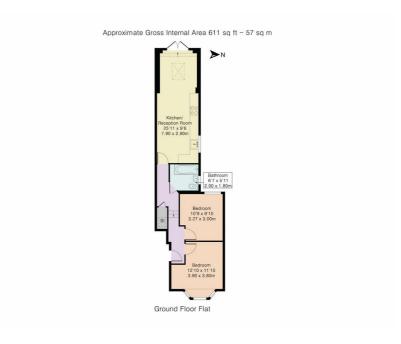
Head lease term: 999 years from 25 December 1985 Head lease remaining: 960 years remaining. Ground Rent: £0 - Per annum Service Charge: £0 - Per annum Local Authority: London Borough Of Waltham Forest Council Tax Band: B

### 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).

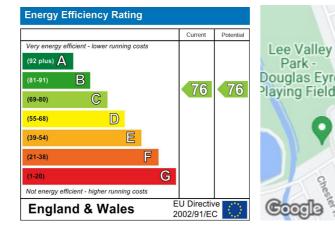


MAP





### EPC RATING





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



You may download, store and use the material for your own personal use and research. You many not republish, retransmit or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.