






Grove Road, Walthamstow, London, E17

Offers In Excess Of £330,000

Leasehold

FOR SALE

 1  1  1

- First floor Victorian conversion flat
- 1 Double bedroom
- Double glazing
- Gas central heating
- Walthamstow Village location
- Walthamstow Central Victoria line tube station: 0.5 mile
- EPC rating: D (55)
- Council tax band: B
- Chain-free
- Internal: 534 sq ft (50 sq m)

A one bedroom, first floor flat in a converted period house on Grove Road.

Perched on the southern edge of the Village, this fantastic property enjoys all the benefits that entails. The many bars and eateries of Orford Road are a gentle stroll away, offering plenty of places to socialize in the evening and on weekends. When work beckons, you are spoilt for choice, with trains and Tube from Walthamstow Central station, or frequent buses into town along Lea Bridge Road.

The rooms in this flat are all well proportioned and practical. There is a bay windowed reception room to the front, easily able to accommodate both dining and relaxing areas, and with the kitchen very handily situated directly behind. The bedroom (a double) sits at the rear, thus ensuring peace and tranquillity, whilst the flat is rounded off by a three piece bathroom, complete with electric shower over the tub.

If you're after a starter Village home, this could be exactly what you've been searching for. 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

Staircase leading to first floor.

Reception Room

15'1 x 13'3

Kitchen

10'11 x 9'11

Bedroom

12'11 x 9'3

Bathroom

7'8 x 6'4

Additional Information:

Lease Term: We have been advised by our client that there will be a new lease granted upon completion of 125 years.

Lease Remaining: 125 years remaining

Ground Rent: £390 - Per annum

Service Charge: £0 - Per annum

Local Authority: London Borough Of Waltham Forest

Council Tax Band: B

Notice:

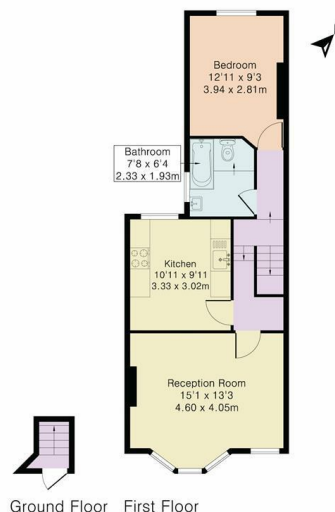
All photographs are provided for guidance only.

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 534 sq ft – 50 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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		55	67
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

MAP



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