



Bowdon Road, Walthamstow, London, E17

Offers In Excess Of £450,000

Share of Freehold

FOR SALE

 1  1  2

- 2 Bedroom ground floor flat
- Double glazing
- Gas central heating
- Close to Walthamstow village
- Walthamstow Central Victoria line tube station: 0.8 mile walk
- Council tax band: B
- EPC rating: C (72)
- Private rear garden: approx 25ft
- Chain-free
- Internal: 563 sq ft (52 sq m)

Spacious and peaceful ground floor flat a few minutes from the buzz and culture of both Walthamstow village, and Leyton.

This home is all about comfortable open plan living, with a kitchen-diner that has doors leading out to the garden, setting a relaxed scene for entertaining or just enjoying long summer evenings with the doors open. There's also a lounge area creating a lovely flow through the home, with natural light above the kitchen area. The garden can be a sun trap getting the sun all day during summer with established shrubs, raised beds, a patio dining area and growing space for plants and veggies.

Back inside, the master bedroom is a good size with a bay window, there is a smaller second bedroom and a contemporary family bathroom. The home uses its space brilliantly, it is easy to keep warm in winter and stays cool in the summer.

This is a family neighbourhood with great local amenities, a few minutes walk from Walthamstow village, bustling with independent shops, delicious restaurants, gastro pubs, microbreweries, bakeries and cafes. Your local could be The William The Fourth, Leyton, which does a legendary Sunday roast. But there's a wild side beyond the social life here, as you're also close to the green open spaces of Walthamstow Wetlands and the Marshes where you can explore for miles uninterrupted, or head along the canal towards Hackney Wick (and maybe get the bus home).

There're lots of highly rated schools within walking distance, and 2 leisure centres. Local bike paths take you directly to Clapton, Hackney and beyond, and there's a bike hanger outside the property which you can apply to use through Walthamstow Council. There are Victoria line tube and Overground services at Walthamstow Central station. Leyton Jubilee Park's a fifteen minute stroll away, also Leyton Flats, perfect for picnics or hiring a row boat on Hollow Pond. This property is chain-free, shall we take a look?

Bowdon Road, Walthamstow, London, E17

DIMENSIONS

Communal Entrance

Voa communal front door leading into:

Communal Hallway

Door to flat.

Entrance

Via flat entrance door leading into:

Entrance Hallway

Access to all rooms.

Kitchen/Reception Room

21'9 x 10'0

Door to rear garden.

Bedroom One

14'0 x 11'11

Bedroom Two

10'8 x 6'3

Bathroom

9'2 x 4'0

Rear Garden

approx 25'

Additional Information:

Tenure: Share of the freehold

Ground Rent: £0 Per annum

Service Charge: £0 Per annum

Local Authority: London Borough Of Waltham Forest

Council Tax Band: B

Notice:

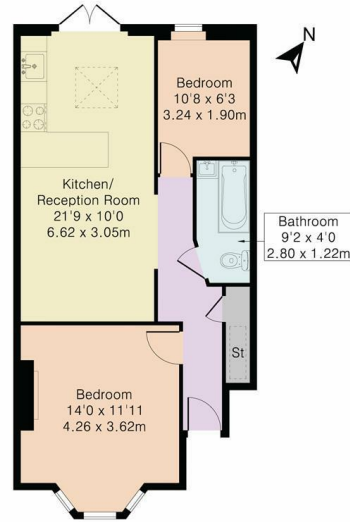
All photographs are provided for guidance only.

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 563 sq ft – 52 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		72	74
(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



hello@estateseast.co.uk

020 8520 9300

estateseast.co.uk

