






## Hitcham Road, Walthamstow, London, E17

Offers In Excess Of £400,000

Leasehold

**FOR SALE**

 1  2  2

- Ground floor Warner maisonette
- 2 Bedrooms
- Double glazing
- Gas central heating
- Lea Bridge station: 0.6 mile walk
- EPC rating: D (64)
- Council tax band: B
- Rear garden: approx 40ft
- Chain-free
- Internal: 654 sq ft (61 sq m)

A ground floor flat with a large garden and 2 double bedrooms in a location that puts the best of Walthamstow and Leyton on your doorstep.

This is a great family home, or an investment opportunity. Warner properties are popular thanks to their heritage design features including private front doors and large gardens. This is a great example and presents an exciting blank canvas for you to put your stamp on; and it's chain-free.

The rooms are all bright and airy with wooden floors throughout, and a layout that gives you numerous options on how to configure and use the roomy living spaces.

The kitchen is a good size with an integrated modern oven, and a back door leading out to the garden, a large space framed by mature trees and shrubs with a patio area and sheds at the far end.

The family bathroom could use a fix up, but it's a great sized room to work with and like everywhere in the home has plenty of natural light.

The location is excellent. You've a short walk to the High Street with its bustling shops, cafes, restaurants and bars. And in the other direction Walthamstow Leisure Centre and beautiful natural green space at Walthamstow Marshes. The Lea Valley Ice Centre and Riding Centre are close by, as well as the Waterworks Centre and Nature Reserve. It's a lovely area to explore with pubs dotted along the river for a pitstop on a sunny day, though your new local might be the Hare & Hounds, with its delicious gastropub menu.

There're lots of local nurseries, and highly rated schools in the area. And the Lea Bridge Cycle Highway is at the top of the road giving easy access to Clapton, Hackney, the City and beyond. Lea Bridge station is half a mile away with regular trains to Stratford for tube, overground and DLR services, or just mega shopping at Westfield. You also have the Central line at Leyton, which is an 8 minute cycle - you've got plenty of room for bikes in that garden! Shall we take a look?

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## DIMENSIONS

### Entrance

Via own front door leading into:

### Porch

Further door leading into:

### Entrance Hallway

Access to all rooms.

### Reception Room

10'10 x 10'7

### Kitchen

7'10 x 7'9

Door to rear garden.

### Bedroom One

11'1 x 11'0

### Bedroom Two

10'10 x 10'6

### Bathroom

8'0 x 7'10

### Rear Garden

approx 40ft

### 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: £50 - Per annum

Service Charge: £ 0 - N/A - Per annum

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

### Notice:

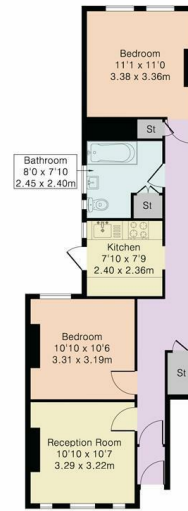
All photographs are provided for guidance only.

### 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 654 sq ft – 61 sq m



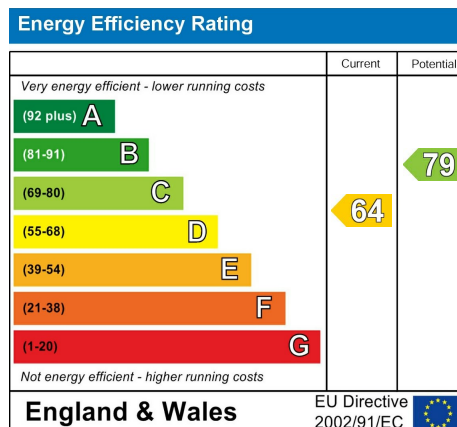
Ground Floor



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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