



Essex Close, Walthamstow, London, E17

Offers In Excess Of £300,000

Leasehold

FOR SALE

 1  1  2

- Purpose-built split-level top floor flat
- 2 bedrooms
- Double glazing
- Gas central heating
- Ideal first time purchase or buy to let investment
- Blackhorse Road Tube station 0.2 mile
- Walking distance to local shops & amenities
- Council tax band: B
- Chain-free
- Internal: 817 sq ft (76 sq m)

A spacious two bedroom split level flat on Essex Close.

Within easy walking distance of Blackhorse Road tube station, the daily commute is a doddle. It's also a hop, skip and a jump from the Blackhorse Beer Mile, meaning some of London's best brewery tap rooms are on your doorstep. If all that sounds too much, wander the other way along Forest Road to Lloyd Park and enjoy the gardens and award winning William Morris gallery.

The flat itself is situated on the second and third floors of a purpose built block. It's a blank canvas (sorry for the cliché!), but has the bare bones to be a fantastic (first?) home for someone. On the lower floor there is a kitchen, reception room and WC. The reception room is spacious enough to accommodate both eating and dining areas, and is well lit thanks to the large window. On the upper floor you'll find two double bedrooms and the three piece family bathroom.

As we said above, this flat has the potential to be a great first home for someone. Is that person you? Call us for a viewing and let's find out....

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DIMENSIONS

Communal Entrance

Via communal front door leading into:

Communal Hallway

Staircase leading to all floors and flat.

Entrance

Via flat entrance door leading into:

Entrance Hallway

Staircase leading to first floor. Door to:

WC

4'11 x 3'0

Reception Room

15'0 x 14'0

Kitchen

13'9 x 9'0

First Floor Landing

Doors to:

Bedroom One

15'0 x 11'4

Bedroom Two

15'4 x 9'1

Bathroom

8'5 x 5'9

Additional Information:

Lease Term: 125 years from 1 April 1982

Lease Remaining: 83 years remaining

Ground Rent: £10 Per annum

Service Charge: £2,387.05 - Per annum

Local Authority: London Borough Of Waltham Forest

Council Tax Band: B

EPC rating: TBC (Pending)

Notice:

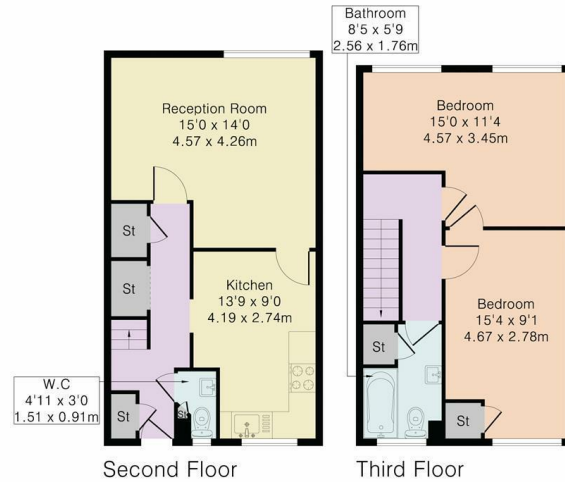
All photographs are provided for guidance only.

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 817 sq ft – 76 sq m
 Second Floor Area 413 sq ft – 38 sq m
 Third Floor Area 404 sq ft – 38 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			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

MAP



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