






Verulam Avenue, Walthamstow, London, E17

Guide Price £350,000

Leasehold

FOR SALE

 1  1  1

- Guide price: £350,000-£375,000
- Victorian ground floor conversion flat
- 1 Double bedroom
- Double glazing & gas central heating
- Ideal buy-to-let or first-time purchase
- St James Street Overground station: 0.6 mile
- EPC rating: D (58)
- Council tax band: B
- Own section of shared garden: approx 20ft
- Internal: 410 sq ft (38 sq m)

Guide price: £350,000-£375,000. A light and lovely garden flat, close to local shops and natural green space.

This airy and spacious home is on the ground floor of a semi detached Victorian house close to the popular St James area of Walthamstow. The generous period proportions are refurbished with modern fixtures, fittings and decor and features a contemporary bathroom. The roomy double bedroom has garden views, and the well proportioned kitchen has room for a dining or working space: with a wide window over the sink providing leafy views. The large shared garden is north-east facing and gets the sun for a morning coffee and through most of the day.

The main reception room features a bay window that fills the high ceilings with natural light-in a space that's roomy enough for sofas, and a dining table or workspace.

You'll be living in a quiet, friendly neighbourhood with good access to parks and open spaces, just 10 minutes walk from the thriving St James area, buzzing with local shops and independent coffee stops, bakeries and great pubs (The Chequers is a favourite). Also Crate St James which is a 10 minute walk and packed with exciting places to shop, eat and drink. You're also close to St James' Park which has a regular pop up market; and there're good sports facilities nearby including Walthamstow and Douglas Eyre Leisure Centres. Walthamstow is one of London's best boroughs for access to the great outdoors with Epping forest and Springfield Marina just a short bike ride away from home. Walthamstow village is only a 20 minute walk, and rich with great restaurants, entertainment, historical culture, and welcoming pubs with gardens. Local transport links are excellent with a good bus service, your nearest stations are St James Street and Walthamstow Central, both within a 15 minute walk.

Shall we take a look?

Verulam Avenue, Walthamstow, London, E17

DIMENSIONS

Communal Entrance

Via communal front door leading into:

Communal Hallway

Door to flat.

Entrance

Via flat entrance door leading into:

Entrance Hallway

Access to all rooms.

Reception Room

12'6 x 12'6

Kitchen

9'0 x 8'6

Bedroom One

10'10 x 10'1

Shower Room

9'10 x 3'7

Rear Garden (North-east facing)

approx 20'

Own section of shared rear garden.

Additional Information:

Lease Term: 99 years from 1 January 2017

Lease Remaining: 92 years remaining

Ground Rent: £200 - Per Annum

Service Charge: £179 - Per Annum

Local Authority: London Borough Of Waltham Forest

Council Tax Band: B

Notice:

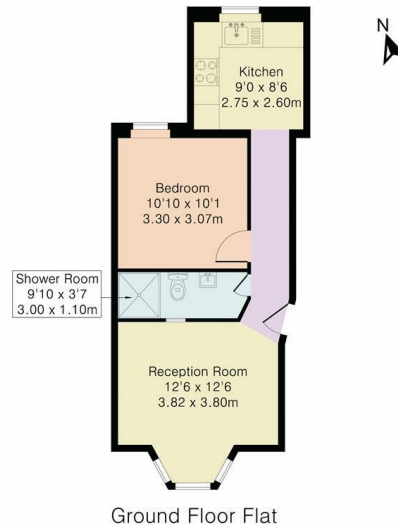
All photographs are provided for guidance only.

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

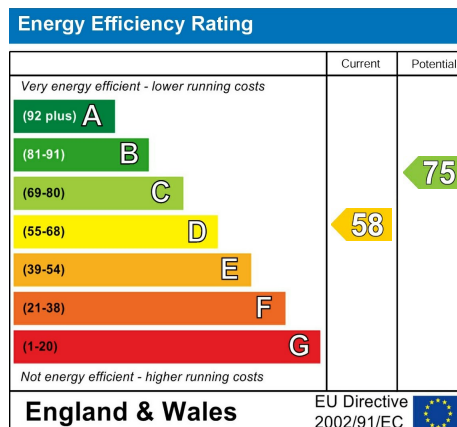
Approximate Gross Internal Area 410 sq ft – 38 sq m



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



MAP



hello@estateseast.co.uk

020 8520 9300

estateseast.co.uk

