






Westbury Road, Walthamstow, London, E17

Offers In Excess Of £625,000

Share of Freehold

FOR SALE

 1  1  3

- First floor Victorian flat
- 3 Bedrooms
- Kitchen-diner
- Loft conversion
- Gas central heating
- High Street closeby
- Walthamstow Central station: 0.3 mile
- Council tax band: B
- Private Rear garden: approx 50ft
- Internal: 1058 sq ft (98.3 sq m)

Stylish flat with a loft conversion and large garden, in the heart of Walthamstow.

There's a lot of home here and it's full of character. Spacious rooms brilliantly laid out over 2 floors, and did we mention it's in the heart of Walthamstow?

The reception room is a grand space, with engineered wood parquet floor, large bay window, feature fireplace and high Victorian ceilings. Down the hallway the kitchen-diner is filled with natural light from the overhead skylight. There're solid wood worktops, and a comfortable dining space. The backdoor leads out to a large attractive rear garden with established trees, and room to play, entertain and relax, there's also a garden shed.

The first 2 bedrooms are on the same floor, then upstairs is the large third bedroom with skylights. Along with a large family bathroom featuring a contemporary walk-in shower and a fantastic tiling job. It's not often we get to say a bathroom is glamorous, but this space would make even something as mundane as going to the loo, a 'moment'.

Your spot on location can't be exaggerated: shops, restaurants, Lloyd Park, High Street, Walthamstow Mall and Walthamstow Central station all within easy range. And once at the station it's just 20 minutes by tube into central London.

This is a lively, rich community with lots going on for families, and a variety of local nurseries, and highly rated schools within walking distance.

Your new local might be The Chequers, a favourite little gastropub just 7 minutes walk away on the High Street, where you'll also find Europe's longest street market.

Lloyd Park is a 10 minute walk away, where you can enjoy the William Morris Gallery, beautiful gardens, sports facilities and

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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.

First Floor Landing

Staircase leading to second floor. Door to all first floor rooms.

Living Room

14'4 x 12'1

Kitchen/diner

Access to rear garden.

Bedroom One

13'5 x 12'1

Bedroom Two

8'5 x 7'0

Second Floor Landing (Loft)

Door to:

Bedroom Three

19'1 x 12'10

Bathroom

15'7 x 6'11

Rear Garden

approx 50'

Additional Information:

Head Lease Term: 99 years from 2 May 2014

Head lease Remaining: 89 years remaining

Ground Rent: £0 N/A - 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



TOTAL FLOOR AREA: 1058 sq. ft. (98.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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