






## Granville Road, Walthamstow, London, E17

Offers In Excess Of £350,000

Share of Freehold

**FOR SALE**

 1  1  1

- First floor Victorian conversion flat
- 1 Double bedroom
- Double glazing & gas central heating
- Walthamstow Central tube station 0.4 mile
- Close to Walthamstow village
- Council tax band: B
- EPC rating: D (68)
- Private section of rear garden
- Chain-free
- Internal: 578 sq ft (53.6 sq m)

A light and spacious first floor flat close to Walthamstow village, with private rear garden space.

This is a lovely Victorian fronted home and a conversion that maximises the space giving you plenty of flexibility with your layout.

The large living room features deep windows and plenty of space for relaxing in the evening, dining and working. At the rear of the property, the kitchen has been recently refurbished and is well planned with lots of storage and a sink beneath the window where the light streams in all day from the south-facing garden. The garden space is lovely and private giving you room to grow, dine and host BBQs. And the split level raised bed gives you lots of creative potential for gardening. There's also a shed for your storage.

There's a family bathroom with white suite and to the rear of the property is the double bedroom, which is large enough to accommodate storage space, and like everywhere in the flat, has plenty of natural light.

The property is a comfortable space that's been well looked after and updated, it's also chain-free! The other benefit is the location. It's a friendly and quiet neighbourhood, yet close to all the amenities including Huck's for delicious coffee and the Castle pub, then you've just a few minutes walk to Walthamstow village, where you'll find great local shops, bars, bakeries and restaurants. Local favourites are Eat 17, Orford Saloon and the Ravenswood where you'll find the famous local breweries.

Transport links into and around central London are easy with Walthamstow Central station within walking distance. There's also a ZipCar at the end of the road convenient for those without a car.

And when you need to get out into nature you have the wonderful Epping Forest and Hollow Ponds and Boating Pool a short cycle away. Welcome to a really lovely place to live. Shall we go take a look?

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## DIMENSIONS

### Communal Entrance

Via communal front door leading into:

### Communal Hallway

Staircase leading to second floor & flat.

### Entrance

Via flat entrance door leading into:

### Entrance Hallway

Door to all rooms.

### Reception Room

15'10" x 11'6"

### Kitchen

10'7" x 5'11"

### Bedroom

14'4" x 10'1"

### Bathroom

### Rear Garden (Shared)

Private section of rear garden access via shared access.

### Additional Information:

Head Lease Term: From 29 September 1987 to 28 September 2986

Head Lease Remaining: 962 years remaining

Ground Rent: £0 - N/A

Service Charge: £0 - N/A

Local Authority: London Borough Of Waltham Forest

Council Tax Band: B

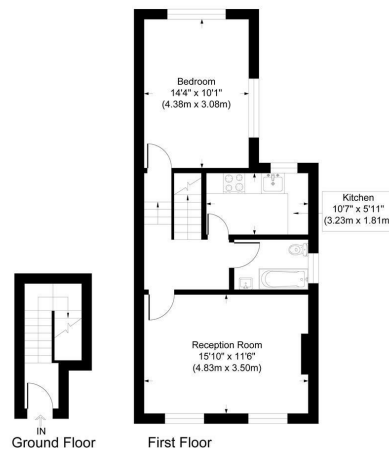
### Notice:

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



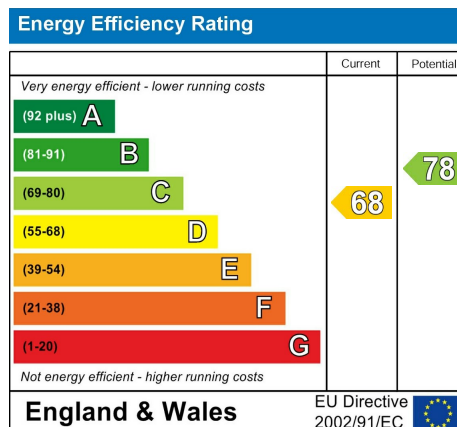
## Granville Road

Approximate Gross Internal Area  
Total = 53.6 sq m / 578 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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## EPC RATING



## MAP



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