






Carr Road, Walthamsow, London, E17

Offers In Excess Of £500,000

Leasehold

FOR SALE

 1  1  2

- Ground floor Warner maisonette
- 2 Bedrooms
- Private entrance
- Gas central heating
- Lloyd Park location
- Walthamstow Central station 0.7 mile
- EPC rating: D (63)
- Council tax band: C
- Own section of shared rear garden: approx 40ft
- Internal: 682 sq ft (63 sq m)

A roomy and stylish heritage flat with a low maintenance garden that backs onto the lush greenery of Lloyd Park.

The rooms are spacious and comfortable, typical of the ex-Warner architecture.

The main reception room has a bay window with shutters, and throughout the home are original floorboards and high ceilings creating light and airy spaces.

Both bedrooms are strong doubles, one has an original fireplace and gets the morning sun, the other is currently being used as a dining room and home working space, which shows the versatility of the property.

The kitchen and bathroom were quite recently refurbished, both rooms are modern and stylish, and the kitchen in particular has plenty of storage space. The back door leads out to the garden which is east facing, so gives you the early morning sun, the decking then provides a sun trap in the late afternoon.

It's a home with character and space and in a great location.

Carr Road is a tranquil, tree-lined road close to everything you need and more.

There're lots of highly rated primary and secondary schools within a mile radius. And it's an easy 15 minute walk to the both Walthamstow Central and Blackhorse Road Underground stations, for easy access to the Victoria Line. There are plenty of buses too from the top of the street that will get you to the stations in around 10 minutes.

The legendary Deeneys cafe is close by plus lots of great local shops, restaurants, cafes and bars, your local could be The Bell or the Dog & Duck which is a 10 minute walk away. Next to Lloyd Park is also the William Morris Gallery where the Farmers' Market is held at the weekends and is well worth a visit, and just minutes away from you. It's also a pleasant 25 minute walk to Walthamstow village for more historical culture, great shops, pubs, restaurants and bakeries. Shall we take a look?

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DIMENSIONS

Entrance

Via front door leading into:

Entrance Hallway

Door to all rooms.

Reception/Dining Room

12'4 x 10'8

Kitchen

8'0 x 7'9

Door to rear garden.

Bedroom One

11'5 x 10'11

Bedroom Two

10'8 x 10'5

Bathroom

8'4 x 8'0

Rear Garden (Shared) - East-facing

approx 40'

Own section of rear garden.

Additional Information:

Lease Term: 125 years from 2 June 2014

Lease Remaining: 115 years remaining

Ground Rent: £200 - per annum.

Service Charge: £0 N/A per annum.

We have been advised by our client that the buildings insurance via freeholder is: £390 per annum approx

Local Authority: London Borough Of Waltham

Forest

Council Tax Band: C

Notice:

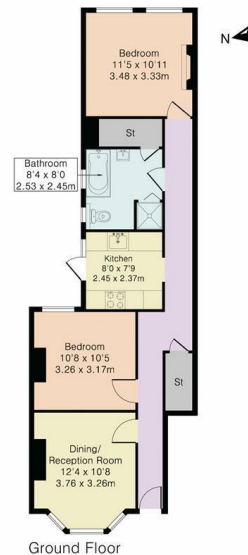
All photographs are provided for guidance only.

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 682 sq ft – 63 sq m



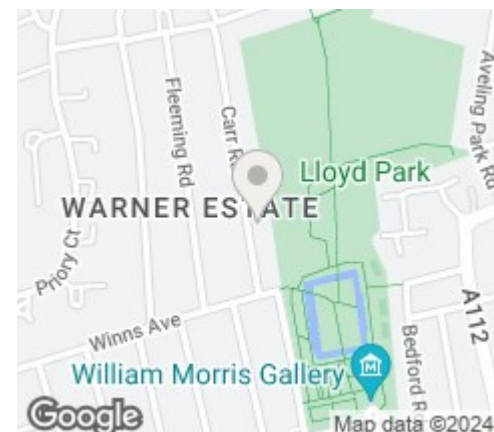
Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given 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		63	
(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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