



Liden Close, Walthamstow, London, E17

Offers In Excess Of £332,000

Leasehold

FOR SALE

 1  1  2

- 2 Bedroom ground floor purpose-built flat
- Double glazed
- Lea Bridge station: 0.3 mile
- Great buy to let investment
- Ideal first time purchase
- EPC rating: C (77)
- Council tax band: C
- Communal garden & Residents parking
- Chain-free
- Internal: 517 sq ft (48 sq m)

A fantastic 2-bedroom, newly decorated flat on Liden Close, offering stylish yet comfortable living.

The spacious kitchen features modern units, induction hob, fan oven, extractor hood, integrated fridge/freezer, and washer-dryer. The bathroom boasts underfloor heating and a pressurised hot water system for added convenience.

You can enjoy the benefits of economical electric heating with a Quantum Heater, keeping your living space warm and cosy without breaking the bank. Double-glazed windows ensure excellent insulation and reduced noise levels as well. The communal garden and residents' parking offer additional outdoor space and convenience.

Enjoy the best of both Walthamstow and Leyton right at your doorstep including Walthamstow Leisure Centre and the Marshes. Plus, you're just a short walk away from Leyton High Street, where you'll find fantastic dining and drinking spots like Hanoi Ca Phe and Yard Sale. There is also easy access to public transportation and excellent commuting options with Lea Bridge Station just 0.3 miles away.

Whether you're a first-time buyer or seeking a fantastic investment opportunity, this chain-free flat is an ideal choice. Shall we take a look?

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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

Door to all rooms.

Open plan lounge/kitchen

18'5 x 16'1

Bedroom One

11'3 x 9'8

Bedroom Two

8'6 x 8'5

Bathroom

6'7 x 5'11

Communal Garden

Off street parking

Residents parking

Additional Information:

Lease Term: 189 years from 14 February 1989

Lease Remaining: 154 years remaining

Ground Rent: £0 (Peppercorn)

Service Charge: £1,764 per annum

Local Authority: London Borough Of Waltham Forest

Council Tax Band: C

Notice:

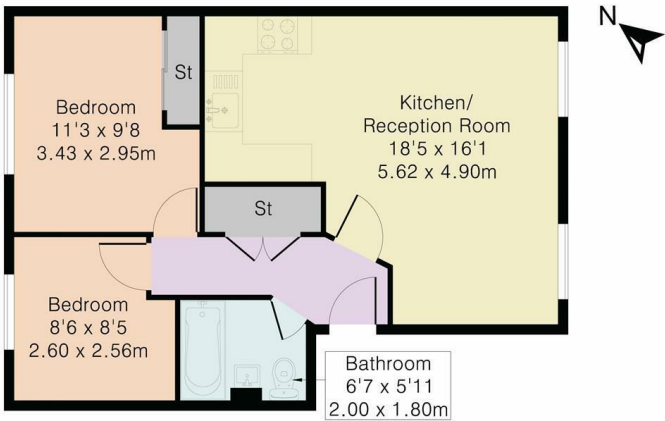
All photographs are provided for guidance only.

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

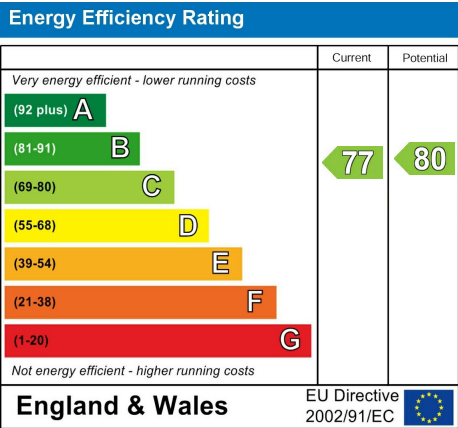
Approximate Gross Internal Area 517 sq ft – 48 sq m



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



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